



USAID
FROM THE AMERICAN PEOPLE

AFGHANISTAN

LAND REFORM IN AFGHANISTAN (THE LARA PROJECT)

QUARTLERLY REPORT (3RD QUARTER FY-2012)
APRIL–JUNE 2012



July 2012

This publication was produced for review by the United States Agency for International Development. It was prepared by Tetra Tech ARD.

This report was prepared for the United States Agency for International Development under Contract No. 306-C-00-11-00514-00, Land Reform in Afghanistan.

Principal Contacts:	Nigel Thomson Senior Technical Advisor/Manager ARD, Inc. Burlington, VT Tel. +1 802 658-3890 Nigel.Thomson@tetrattech.com	Kelly Kimball Project Manager ARD, Inc. Burlington, VT Tel. +1 802 658-3890 Kelly.kimball@tetrattech.com
	Stephen Terravecchia Chief of Party ARD, Inc. Kabul, Afghanistan Tel. +93(0) 795-739-586 Stephen.Terravecchia@tetrattech.com	

Implemented by:

Tetra Tech ARD
159 Bank Street, Suite 300
Burlington, Vermont
ard@tetrattech.com

Cover Photo: Group photo of the Arazi officials at the closing ceremony of the basic management training facilitated by USAID's Land Reform in Afghanistan (LARA) Project

LAND REFORM IN AFGHANISTAN (THE LARA PROJECT)

QUARTERLY REPORT (3RD QUARTER FY 2012)
APRIL – JUNE 2012

JULY 2012

DISCLAIMER

The author's views expressed in this publication do not necessarily reflect the views of the United States Agency for International Development or the United States Government.

TABLE OF CONTENTS

TABLE OF CONTENTS.....	V
PREFACE	VII
ACRONYMS AND ABBREVIATIONS.....	IX
1.0 EXECUTIVE SUMMARY.....	XI
1.1 GENERAL OVERVIEW	XI
1.2 OVERVIEW BY COMPONENT	XI
1.2.1 Informal Settlement Upgrading, Formalization, mapping and Urban land use planning	xi
1.2.2 “Legal Framework”	xiii
1.2.3 Capacity Building Component.....	xiii
1.2.4 Crosscutting: Gender & Communication.....	xiii
2.0 PROJECT ACTIVITIES REPORT YEAR 2, 2ND QUARTER 2012	1
2.1 INFORMAL SETTLEMENTS & FORMALIZATION COMPONENT. SUPPORT MUDA, AGCHO, IDLG, SUPREME COURT, AND MUNICIPALITIES WITH INFORMAL SETTLEMENTS UPGRADING, FORMALIZATION, MAPPING, AND URBAN LAND USE PLANNING	1
2.1.1 Expand Institutional Support for the Coordination and Management of Land Services 1	
2.1.2 Provide Urban Planning Technical Assistance in Areas such as Urban Policy Recommendations, Plan Development and Improvements to Planning Processes, Informal Settlements Upgrading Policy, Urban Information Systems, Review and Recommend Improvements to Land Use Regulations and the Legal Urban Planning Framework	2
2.1.3 Conduct Upgrading and Formalization Activities in Informal Settlements including Defining Criteria for Selecting Informal Settlements for Upgrading, Upgrading Strategies and Plans, and Recording Properties in Informal Settlements	5
CONTRACT SCOPE OF WORK ACTIVITIES 3, 4 AND 5: DEED REGISTRATION, FORMALIZATION OF LAND/OCCUPANCY RIGHTS, & DISPUTE RESOLUTION & COMMUNITY PARTICIPATION, STRENGTHEN LAND TENURE SECURITY BY SUPPORTING THE SUPREME COURT AND COMMUNITIES WITH RIGHTS FORMALIZATION AND INFORMAL DISPUTE RESOLUTION.....	8
2.1.4 Evaluate Land Registration System, Design Improvements, Build Capacity, and Speed Automation of Land Records	8
2.1.5 Evaluate and Reform Inheritance Laws to Support Women’s Access to Land	9
2.1.6 Provide Support for Land Dispute Resolution Focusing on Community and Customary Dispute Resolution Processes and Institutions	12
2.2 LEGAL FRAMEWORK COMPONENT. PROVIDE TAILORED ASSISTANCE TO ARAZI TO IDENTIFY, MANAGE, LEASE, AND OBTAIN REVENUE FROM AFGHAN GOVERNMENT LANDS AND PROVIDE TECHNICAL ASSISTANCE	14
2.2.1 Provide Tailored Technical Assistance to ARAZI on Its Operations	14
2.2.2 Conduct BizCLIR/CLIR Real Estate Registration and Real Property Legal Framework Diagnostics to Evaluate Existing and Proposed Legal Framework for Real Estate and Draft Changes to Real Estate Legislation as Needed.....	16

2.2.3	Assist Arazi to Develop Models for Resolving Land Disputes between MAIL and Private Individuals/Businesses; Further Support Implementation of Decree 638 on the Independent Board for the Restitution of Illegally Occupied Properties	17
b.	Proposed Activities/Events next Quarter	18
2.3	CAPACITY BUILDING COMPONENT. BUILD CAPACITY OF PRIVATE SECTOR SERVICE PROVIDERS AND PUBLIC INSTITUTIONS TO PROVIDE LAND-RELATED SERVICES TO AFGHAN PRIVATE AND PUBLIC SECTORS	19
2.3.1	Provide Institutional Support and Strengthen Capacity of Land Service Providers in Areas of Organization, Financial Management, Procurement, Contracting, and Reporting	19
2.3.2	Provide Technical Support and Capacity Building in Technical Services	21
2.3.3	Capacity Building and Training in MUDA, IDLG, AGCHO, and the Selected Municipality for Urban Planning (including Informal Settlement Upgrading), Plan Implementation, Development Control (Enforcement) and Monitoring	22
2.4	CROSS-CUTTING COMPONENTS: GENDER AND COMMUNICATIONS	24
2.4.1	Ensure Gender Equity Issues are applied Across All Components	24
2.4.2	Coordinate Communications and PIA Strategies across All Components	24
2.5	MONITORING AND EVALUATION	25
2.6	COLLABORATION WITH COUNTERPARTS AND OTHER DONORS	25
2.7	LARA'S PROGRESS VIS-À-VIS STAKEHOLDERS	28
3.0	FINANCIAL	31
	ANNEX A: PERFORMANCE MONITORING AND EVALUATION REPORT	32
	ANNEX B: ACTIVITIES REPORT	46
	ANNEX C: NEXT QUARTER'S EVENTS PLANNER	70

PREFACE

The United States Agency for International Development (USAID) Land Reform in Afghanistan Project (LARA Project) is managed by Tetra Tech ARD under USAID Contract No. 306-C-00-11-00514-00, with implementation assistance from its partners Tetra Tech DPK, International Land Systems (ILS), Development & Training Services Inc (dTS), and Landesa (formerly the Rural Development Institute). LARA project's primary government partners are Arazi (formerly the Afghan Land Agency), the Ministry of Urban Development Affairs (MUDA), the Independent Directorate of Local Governance (IDLG), as well as the Supreme Court and selected local municipalities.

The purpose of the LARA project is to develop a robust, enduring, and Afghan-owned and-managed land market framework that encourages investment and productivity growth, resolves/mitigates land-based conflict, and builds confidence in government's legitimacy, thereby enhancing stability in Afghan society.

The Project continues USAID/Afghanistan's support for land reform and land rights strengthening that began through the earlier LTERA Project. The LARA project currently comprises an 18-month Base Period and an 18-month Option Period, with a contract amount of \$41.8 million. The LARA project is designed to contribute to USAID's AO and Afghanistan National Development Strategy. Three influences will help shape The LARA project's contributions to this Objective: (1) the foundations provided by the former USAID Land Tenure and Economic Restructuring in Afghanistan (LTERA) project that provides a starting point and methods that can be adapted; (2) USAID/Afghanistan management objectives including Afghanization and conflict mitigation; and (3) the following major LARA project objectives:

- Improve property rights delivery (land administration and formalization);
- Enable all citizens (women, minorities, and vulnerable populations) to exercise their rights through public information awareness (PIA);
- Strengthen land dispute resolution processes to reduce conflict and promote peace and stability;
- Promote economic development through clear and enforceable property rights, PIA, land rights delivery, and land dispute resolution; and
- Strengthen institutional, policy, and legal reform to secure property rights for Afghan citizens;
- Provide assistance in the cross-cutting areas of gender, training, PIA, and private sector development.

These objectives are supported by three components that provide the over-arching structure for programming activities and tasks in the work plan are as follows:

1. **“Informal Settlements & Formalization”** - Support MUDA, AGCHO, IDLG, and the Municipality of Jalalabad with informal settlements upgrading, formalization, cadastral mapping, laws for urban planning and land use regulation, and training in planning and enforcement. Also, this project strengthens tenure security by supporting the Supreme Court and communities with rights formalization and informal dispute resolution.
2. **“Legal Framework”** - Provide limited assistance to Arazi to identify, manage, lease, and obtain revenue from Afghan government lands and provide targeted technical assistance.

3. “**Capacity Building**” - Build capacity of public (AGCHO, Arazi, IDLG, MUDA, Supreme Court) and private sector land service providers to improve and streamline land tenure processes to Afghan private and public sectors.

ACRONYMS AND ABBREVIATIONS

AGCHO	Afghan Geodesy and Cartography Head Office
AIMS	Afghanistan Information Management Systems
ALCBO	Afghan Land and Capacity Building Organization
ACCI	Afghanistan Chamber of Commerce and Industries
ALCO	Afghan Land Consulting Organization
AIHRC	Afghanistan Independent Human Right Commission
AO	Assistance Objective
APPF	Afghanistan Public Protection Force
ARAZI	Afghanistan Land Authority
BizCLIR	Business Climate Legal and Intuitional Reform
CDC	Community Development Councils
COP	Chief of Party
CLIR	Commercial Law and Intuitional Reform
CRA	Cooperation for Reconstruction of Afghanistan
DCOP	Deputy Chief of Party
DCEO	Deputy Chief Executive Officer
DFID	United Kingdom's Department for International Development
EOL	Expression of Interest
GIRoA	Government Islamic Republic of Afghanistan
DTS	Development and Training Services Inc.
Harakat	Afghan Investment Climate Facility Organization
KURP	Kabul Urban Reconstruction Project
KCI	Kabul City Initiative
IDLG	Independent Directorate of Local Governance
ILS	International Land Systems
LARA	Land Reform in Afghanistan

LLT	LARA PROJECT Launch Team
LTERA	Land Tenure and Economic Restructuring in Afghanistan
MAIL	Ministry of Agriculture, Irrigation, and Livestock
MCIT	Ministry of Communication and Information Technology
MOU	Memorandum of Understanding
MUDA	Ministry of Urban Development Affairs
NGA	National Geospatial Agency
NRC	Norwegian Refugee Council
PIA	Public Information Awareness
PSC	Private Security Contractors
SDO	Sanayee Development Organization
SWOT	A type of Analysis Consist of Strengthen, Weakness, Opportunity and Time
SGI	Spectre Group International
SOP	Standard Operating Procedures
SUPPORT	Services under Program and Project Offices for Results Tracking
TLO	The Liaison Office
USG	United States Government
USAID	United States Agency for International Development
WCLRF	Women Children Legal Research Foundation
WLRTF	Women Land Rights Task Force

1.0 EXECUTIVE SUMMARY

1.1 GENERAL OVERVIEW

The LARA team is very pleased with much of the progress realized in this quarter. The Afghan Civil Code guarantees that both men and women may own or acquire property. In practice though women rarely own land in Afghanistan. LARA is tasked with reversing this trend to reflect the Code and organized the first national conference on women's inheritance and land rights. Both national and international media covered the event. As a follow up the LARA Gender Unit hosted several very robust public awareness workshops in Kabul and Jalalabad to provide women with the tools they need to exercise their rights to property ownership. LARA awarded a grant to develop rules and guidelines for a community based dispute resolution program in Jalalabad to arbitrate any disagreement over land ownership and title. This process will include identifying land resolution dispute mechanisms in other countries to see if their laws fit with the new Afghan model.

LARA conducted basic IT and management training for 350 municipal staff in 30 Afghan provinces. A post training survey found that an astounding 73% of the individuals trained are using their new knowledge in their respective jobs.

The director of the Makhzan of the Kabul Supreme Court embraced the idea of installing state of the art land registration software. This streamlined approach means accessing land ownership and title documents instantly.

In the next quarter the LARA communications team will launch an aggressive public awareness campaign to highlight women's inheritance and land rights. Both broadcast and billboards will be used in Kabul to promote women's rights. This is a pilot project and its success will be measured following the month long campaign to see if the project can be expanded to other provinces in Afghanistan.

1.2 OVERVIEW BY COMPONENT

1.2.1 Informal Settlement Upgrading, Formalization, mapping and Urban land use planning

During this reporting period, Component 1 has been working hard to prepare the grounds for the implementation of key activities that will finally see the light in the next couple of months.

In Jalalabad, LARA's technical team has conducted a series of consecutive **Participatory Action Planning Workshops** in Araban. These have involved a range of community representatives, from the *wakils* with whom the team has developed a very close and constructive relationship, to the Araban Community Development Councils (CDCs), established by UN-HABITAT in 2005, who will be an effective vehicle for community endorsement of upgrading and formalization activities. This step-by-step consultative process has allowed the team to breakdown the Araban area in distinctive clusters sharing the same characteristics in terms of upgrading and formalization needs. The Urban Planner has thus drafted a series of "mini upgrading plans" with details on what is required in each area. The colour-coded maps have already highlighted how, provided some basic street upgrading and cadastral information, certain areas are "ready" to be formalized.

The team continued to attend the **weekly Urban Coordination Meeting** chaired by the Jalalabad Mayor where each agency reports on achievements, problems and planned activities.

In Kabul, the planning team has continued attending the **Urban Planning Group** it has established with the staff of MUDA's Unit for the Revision of the Master Plan of Jalalabad City in early May. The group meets on a bi-weekly basis either in MUDA or in the LARA office to discuss how to proceed for the drafting of detailed plans for Araban and Campoona.

After many months of frustrated efforts, finally on 20th May, MUDA held its **1st Steering Committee for Urban Development**. The meeting was chaired by H.E. Minister Abdullahi and was attended by approximately 20 people. It was agreed that all technical work, such as the drafting of a National Policy for Urban Upgrading would be best undertaken by smaller groups of selected experts who then would report to the SC in a plenary session.

LARA's Environmental & Quality Compliance Engineer has finalized a whole series of **refurbishment "packages"**, consisting of illustrated SOWs, technical drawings and cost estimations for technical offices located both Jalalabad and Kabul. Pending USAID approvals, these are ready for the issuance of RFPs to solicit interest from local construction firms.

a. Deed Registration, Formalization of Land/Occupancy Rights

No progress on this activity yet. Most of the work has been held up until we can get the ADS 548 approvals for IT implementation from USAID. We do have approvals for some of the work, but still need a PIL with the Supreme Court.

b. Evaluate and Reform Inheritance Laws to Support Women's Access to Land

During this quarter LARA, along with the Women's Inheritance and Land Rights Task Force, played host to the first national conference on Women's Inheritance and Land Rights at the Serena Hotel in Kabul on May 8, 2012. The conference featured opening remarks from the Minister of Women's Affairs Hussan Bano Ghazanfar, Parliamentarian Rona Taren, USAID's LARA Project Management Specialist Jawid Tahiri and LARA CoP Stephen Terravecchia. The conference also featured a three-person panel of experts, including the Director of Afghan Civil Society Forum Aziz Rafiee, the Commissioner of the Afghanistan Independent Human Rights Commission Dr. Soraya Sobhrang, and Mohammad Mustafa Barakzay, Archivist for the Afghanistan Supreme Court. All three are members of the Women's Inheritance and Land Rights Task Force. The conference received extensive national and international coverage and raised the awareness of women's property and inheritance rights.

The LARA Gender Unit, with the coordination and cooperation of the Women's Land Rights Task Force members organized a series of awareness raising workshops in Kabul and Jalalabad at the Departments of Women's Affairs (DoWA) in Jalalabad, Afghanistan Independent Human Rights Commission (AHIRC) and Afghan Civil Society Forum (ACSF). In total 120 participants attended the workshops which most of them were women.

In addition, the Women's Children Legal Research Foundation (WCLRF) recorded three radio dramas including Public Service Announcements (PSA). The first draft was shared with the LARA project for comments and approval. The Gender team has finalized the Evaluation of Legislation Affecting Women's Access to Land. This report will be shared with USAID for review and approval. This report serves as an assessment of the legal, institutional, and socio-cultural constraints that impact a woman's right to inherit, own, or control land in Afghanistan.

c. Provide Support for Land Dispute Resolution Focusing on Community and Customary Dispute Resolution Processes and Institutions

During the reporting period, LARA awarded a grant to The Liaison Office (TLO) develop rules and Community Based Dispute Resolution guidelines for the Jalalabad area. The grant will integrate the best of regional customary practices in CBDR with alternative practices which are in alignment with the Afghan legal code. During the option period, LARA will then train and mentor local officials and elders, responsible for community based dispute resolution, to apply the guidelines. Lessons learned will be identified, documented and integrated into the CBDR guidelines. In addition, LARA intends to introduce alternative land dispute resolution mechanisms which are used in other regions of the world and see if they are applicable in current CBDR practices of Jalalabad and greater Nangarhar areas.

During the reporting period the Dispute Resolution Team continued coordination meetings with Nangarhar Appeal Court, Nangarhar Provincial Council and Nangarhar Justice Directorate. As a result of these meetings the CBDR current and future activities regarding land dispute resolution and development of Rules and Guidelines was explained to them. The said officials gave very positive feedback and promised to review the guidelines and provide LARA their comments and feedback for improvement and incorporation into the guidelines.

1.2.2 “Legal Framework”

The USAID LARA legal framework team worked in earnest with members of the highest management levels at Arazi to design and prepare to carry out public consultation workshops in the provinces regarding proposed amendment to the Land Management Law. At the same time the team continued to work with the AGCHO joint committee to complete a draft of a comprehensive cadastral law. In anticipation of installing land administration software in Arazi to assist it in its program for leasing state owned land, the team met with the heads of all the directorates of Arazi, mapped out workflows of each directorate and completed drafts of a business area analysis (BAA) and a systems requirements specifications (SRS) document. These documents are necessary as a preliminary analysis prior to the deployment of hardware and software for the Arazi Land Records Management Information System (ALRMIS). LARA drafted and submitted to USAID 548 documents for review and approval.

1.2.3 Capacity Building Component

During the quarter LARA conducted Basic IT and Management training for over 350 staff members from LARA counterpart governmental institutions in all five regions, 30 provinces in total. The training for Arazi staff was conducted in Kabul, Jalalabad, Balkh, Herat, Kandahar and Kunduz as well as in Herat and Mazar to Non-Arazi counterparts. The LARA project’s post training survey results demonstrates that 73% of participants are applying the knowledge obtained from the trainings to fulfill their job duties and responsibilities.

1.2.4 Crosscutting: Gender & Communication

a. Ensure Gender Equity Issues are applied across All Components

To ensure Gender equity is applied across all components, the Gender team is reviewing all the produced documents, laws and procedures that are developed by other LARA components and also makes sure that in capacity building trainings both men and women fully participate. For this purpose during this quarter the Gender team reviewed the proposed Land Management law, the Conflict and dispute Resolution Guide, and ensured that women fully participated in the regional Land Management Public Consultations.

b. Coordinate Communications and PIA Strategies across All Components

During this reporting period the Communication Unit organized and held the First National Conference on Women’s Inheritance and Land Rights with the very close and joint cooperation of the Gender Unit. In order to reinforce Women’s Inheritance and Land Rights, a public awareness campaign was designed by

the communication team and will be implemented during the next quarter. This campaign includes TV public service announcements, radio messages and billboards in Kabul province for the beta phase. The purpose of the campaign is to address and raise public awareness on the rights that have been granted to the Afghan women to own a property, mahar or and inherit. This will be used as a trial period to expand the campaign to other provinces especially Nangarhar, where LARA is actively working on formalization of informal settlements.

2.0 PROJECT ACTIVITIES

REPORT YEAR 2, 3RD QUARTER 2012

2.1 INFORMAL SETTLEMENTS & FORMALIZATION COMPONENT. SUPPORT MUDA, AGCHO, IDLG, SUPREME COURT, AND MUNICIPALITIES WITH INFORMAL SETTLEMENTS UPGRADING, FORMALIZATION, MAPPING, AND URBAN LAND USE PLANNING

2.1.1 Expand Institutional Support for the Coordination and Management of Land Services

Task 2.1.1.1: Identify institutional stakeholders and implementing agencies in the target Municipality beginning in Jalalabad with potential for up to two other locations

Completed in 2011.

Task 2.1.1.2: Support appropriate coordinating mechanisms amongst institutional stakeholders, etc.

A key factor of LARA's good track record with counterparts has been the team's readiness to attend and contribute to all donor/project coordination meetings both in Kabul and in Jalalabad. Building upon its excellent relationship with representatives from Municipality, MUDA/DUDA, AGCHO and ARAZI, the technical team has managed to progress smoothly on all fronts and successfully minimize any possible impediment.

In Kabul, the LARA project team has taken part in all *Technical Working Group (TWG) meetings* held by IDLG/GDMA in this period. Held over two days on a monthly basis, the TWG meetings are conducted for implementing agencies working in the provinces to present and discuss their activities according to four CLINs/ spheres of work. These occasions have provided the optimal platform for the LARA team to present progress updates and achievements in Jalalabad.

In Jalalabad, the team takes part in all *Urban Coordination Meetings*, chaired by the Mayor where each agency is required to report on achievements, problems and planned activities. The Coordination Meetings held on Sundays are generally attended by some 8-10 representatives from UN-HABITAT, UNDP/ASGP, LARA and RAMP-UP. The new Institutional Liaison Specialist, hired in June, has been tasked to take minutes in Pashtu and English for each session.

Overall, coordination meetings have become a well-established practice in GDMA and Kabul Municipality. Alas, MUDA has yet to organize stakeholder coordination meetings with donor agencies and NGOs working in the urban sector – an exercise that it used to undertake in past years.

Task 2.1.1.3: Support Improvements to Selected Technical Offices

In the last quarter, LARA's Environmental & Quality Compliance Engineer has finalized a whole series of refurbishment "packages", consisting of illustrated SOWs, technical drawings and cost estimations for technical offices located in both Jalalabad and Kabul. The electrical engineer has made sure that all drawings include appropriate cabling and protection from electrical shortcomings and hazards. Pending USAID approvals, these are ready for the issuance of RFPs to solicit interest from local construction firms. The high number of construction companies that responded to the first RFP issued in May is evidence of a decline in project opportunities in the construction industry.

2.1.2 Provide Urban Planning Technical Assistance in Areas such as Urban Policy Recommendations, Plan Development and Improvements to Planning Processes, Informal Settlements Upgrading Policy, Urban Information Systems, Review and Recommend Improvements to Land Use Regulations and the Legal Urban Planning Framework

Task 2.1.2.1: Assess Urban Planning Issues.

During the last reporting period, the team has been narrowing down its urban assessments to the Araban area and has produced a document titled: "*Urban Assessment of an Informal Settlement in Jalalabad: Araban*" that it shared in May 2012 with the local authorities and the CDCs. The document is divided in a first section that provides a brief introduction to the planning process that was undertaken by the team, a general overview of the Araban area and a snapshot of the gozars; followed by a second section depicting the existing land use, some property information, existing roads and streets conditions, the water supply network and the electricity grid; a third section summarizing the results of the participatory diagnostics of the problems affecting the area (waste, street surfacing, narrow lanes, etc.); concluded by a section on localizing opportunities for physical upgrading and improvements drafted in consultation with the community.

Task 2.1.2.2: Improve GIROA and Stakeholder Coordination.

As described above (Task 2.1.1.2), the LARA team is continuing to take an active part to the coordination meetings (monthly TWGs in GDMA and bi-weekly Urban Coordination Meeting in Jalalabad Municipality) held by institutional counterparts.

On 20 May, USAID representative (OTR) and the LARA Project team attended the 1st MUDA Urban Development Steering Committee meeting. The meeting was chaired by H.E. the Minister of MUDA and was attended by approximately 20 people, including MUDA Heads of Departments, a representative from the Kabul Municipality, the CEO of Arazi, UN-HABITAT, LARA project staff and the USAID COR. The agenda that was developed in advance, through a joint effort between the LARA project team and MUDA, was largely ignored while participants voiced the needs of each urban institution. In terms of content, the two preparatory meetings chaired by H.E. Deputy Minister Salek were far more efficient in terms of discussing the Committee's TOR and objectives. At the closure of the 1st Steering Group, it was decided that LARA, UN-HABITAT and Mr. Aryan Shams (MUDA) would take the lead on drafting a list of members who will be invited to participate in the Technical Working Groups. It was agreed that all technical work, such as the drafting of a National Policy for Urban Upgrading, would be best undertaken by smaller groups of selected experts who then would report to the SC in a plenary session.

Task 2.1.2.3: Draft Joint Urban Planning Procedures.

Urban planning practice in Afghanistan continues to be largely influenced by the legacy of top-down master planning developed 30 to 40 years ago, despite the fact that most of the Master Plans prepared in the 1960s and 1970s failed to achieve their objectives. In the meantime, it has been widely recognized

that the Master Plan approach is ineffective, being too ambitious, too cumbersome to prepare, and largely unaffordable for many developing countries. In an attempt to address the present urban planning challenges, several agencies have invested in the development of citizen-driven Strategic Municipal Action Plans (SMAPs). However MUDA and IDLG/GDMA lack the theoretical and technical skills required to adopt this new planning approach. This has been confirmed by the lack of strategic planning practice amongst members of the Urban Planning Group established between LARA and MUDA's Unit for the Revision of the Jalalabad Master Plan in May 2012.

In response to GDMA's technical team request for assistance to review MUDA's 2011 Strategic Planning Drafting Guidelines and MUDA's City Planning Department need for technical guidance, LARA has developed a SOW for the recruitment of planning Interns from the Kabul University. The two Interns will be tasked to develop a step-by-step *Urban Planning Manual* for the use of Afghan professionals and technicians engaged in urban development activities. The Manual will be based on LARA's on-going planning work undertaken in Jalalabad. Written in layman's terms and translated into Dari, this document will be a useful tool for decision-makers, NGOs and communities involved directly or indirectly in the planning process, but also private sector planning firms who, as part of the progressive move towards decentralization of planning responsibilities, might be gradually sub-contracted to produce maps and plans for the local authorities. The Urban Planning Manual will be developed under the overall supervision of the LARA project's Component 1 Team Leader, with the guidance of the team's urban planner and urban governance specialist.

Task 2.1.2.4: Organize Legal Clinics aimed at reviewing land-related and urban planning legislation.

During the quarter, Component 1 received approval for the recruitment of a Legal Urban Specialist (STTA) to help urban stakeholders address the severe vacuum in the present legal framework. The participatory assessment held in MUDA in December highlighted how the Legal Department is mainly tasked to focus on internal legal issues with staff and contractual aspects, rather than regulating and enabling the urban sector. The Legal Urban Specialist will mobilize next quarter and is tasked to carry out a review of the existing land-related and urban planning legislation, conduct consultation workshop, recommend improvements to the existing legal framework, and conduct participatory workshops ("Legal Clinics") that will involve the Legal Department and the Norms & Standards Department of MUDA as well as the legal staff in GDMA, and conduct legal training sessions. The latter are aimed to expose Afghan planning professionals to more contemporary planning legislation and the concept of "enabling strategies".

Task 2.1.2.5: Draft Urban Development Guidelines.

During this reporting period, Component 1 finalized the SOW for this task and in the meantime managed to select a candidate with prior experience in MUDA (2004/5) and who has recently developed such guidelines for South Sudan with UN-HABITAT. The *Urban Development Guidelines* (UDGs) Handbook, that will be developed in July-September 2012, will focus on key guiding principles regarding zoning, land use and land use change, building heights, acceptable infrastructure standards in existing areas, as well as on incentives and disincentives that are deemed appropriate to the local context in order to address uncontrolled land use transformation, development of informal settlements in contravention of city plans, real estate speculation, land grabbing, depletion of natural resources and the cause of environmental hazards. The assignment comprises also of training sessions for MUDA and GDMA staff and presentations on how to use the UDGs.

Task 2.1.2.6: Organize Urban Planning Clinics to improve land use planning processes and outputs.

In the last three months, the planning team has organized a series of community consultation meetings including two consecutive Action Planning workshops with some 20 community representatives of

Araban aimed at developing a map of “Quick-Results Projects”. Participants discussed who should do what, where, and how to go forward for upcoming upgrading works in the Araban area. The meetings helped to teeth out some of the problems that are most likely to emerge when the works will start.



In view of the discussions that will be raised during the upcoming implementation of upgrading works, the team arranged a meeting at the end of April in the DUDA office to discuss Realistic Standards for the Urban Upgrading of Informal Settlements. Participants recognized that conventional Norms & Standards used to regulate new city developments are largely irrelevant and inapplicable in older settlements and particularly in informal areas. This will be tackled by the development of UDGs and the drafting of the National Upgrading Policy.

In parallel, the team held a series of meetings with the Jalalabad Municipality Sanitation Department and other stakeholders to discuss the solid waste concerns in informal settlements. The meetings were followed up by the geo-referencing on a map of the key solid waste problems and the preferred location of waste collection points. Other concerns include lack of a landfill site, poor waste collection points, as well as narrow streets and the poor collaboration of people.

All meetings were attended by two representatives from MUDA’s Department for the Revision of the Master Plan of Jalalabad. The two engineers have been participating in these planning events since last August and have become an integral part of the team. Their partaking to all missions testifies the interest of MUDA staff in providing inputs to and learning from the consultative planning process led by the LARA project in Jalalabad. This collaboration represents a long-term investment of the LARA team in the technical capacity of two young planners in MUDA. It must be noted that both engineers were enrolled by LARA to the 7-week online WBI course on “Sustainable Land Use Planning” and successfully passed the course and obtained a certificate (previous reporting period).

Task 2.1.2.7: Incorporate Informal Settlements into GIS-Based City Maps and Plans.

In the first Quarter, LARA’s GIS specialist digitized 100 percent of the Jalalabad city (within its municipal boundaries), from the 10 cm Buckeye aerial imagery received in October 2011, for an approximate total of 16,300 parcels. The team has slowly proceeded to digitize parcels outside the city boundaries.

Task 2.1.2.8: Assist Municipalities with Property-Based Revenue Collection

Thompson Reuters software developers are finalizing the OpenTitle™ product in Pashtu which will be available by the end of July 2012. For the implementation of this task, the LARA project has successfully recruited in June:

- Two IT Operators who will be embedded in Jalalabad Municipality and will be in charge of scan property records and insert data in OpenTitle™
- A Management Information Systems (MIS) Specialist tasked to provide oversight of all IT investments in Jalalabad and data entered in OpenTitle™.

2.1.3 Conduct Upgrading and Formalization Activities in Informal Settlements including Defining Criteria for Selecting Informal Settlements for Upgrading, Upgrading Strategies and Plans, and Recording Properties in Informal Settlements

Task 2.1.3.1: Assist MUDA to Develop Criteria for Informal Settlements Upgrading.

Completed in February 2012, as part of the drafting of the document “*Criteria for the Selection of Informal Settlements deemed Appropriate for Upgrading & Formalization in Jalalabad: Analytical Overview*”. The criteria here summarized will be written up in a more formal document by the Urban Governance Specialist that has been recruited in July 2012.

Task 2.1.3.2: Conduct a Workshop on Upgrading and Formalization.

Completed in November 2011. An illustrated Workshop report has been drafted and submitted to USAID in early May.

Task 2.1.3.3: Develop Manual/Handbook to Guide/Standardize Upgrading Work.

The know-how developed by the KURP team in Kabul will provide a basis for this assignment. Component One has drafted a SOW for this task but has not yet reached out to the potential NGOs who could produce this manual. It is foreseen that the Handbook will be developed in September-November 2012.

Task 2.1.3.4: Select Informal Settlements.

Completed in February 2012.

Task 2.1.3.5: Conduct Legal and Procedural Training for MUDA and Stakeholders.

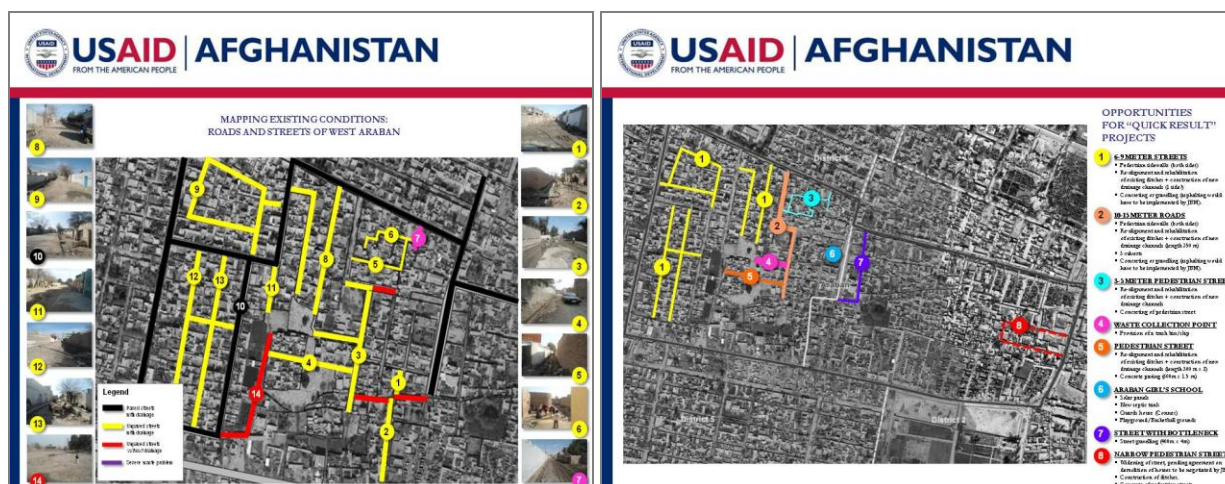
This task will be conducted by the Legal Urban Specialist selected for Task 2.1.2.4.

Task 2.1.3.6: Develop Communication and Community Outreach Strategy.

During the reporting period LARA’s Communications Team Leader left the project. Draft SOW to conduct activities under this Task will be finalized and released for bid during the next reporting period.

Task 2.1.3.7: Develop Community Upgrading Plans.

During this last reporting period, LARA’s technical team has conducted a series of Participatory Action Planning workshops in Araban. These have involved a range of community representatives, from the *wakils*, with whom the team has developed a very close and constructive relationship, to the Araban Community Development Councils (CDCs), established by UN-HABITAT in 2005. The team has produced a document illustrating needs and suggesting opportunities for “quick results” upgrading investments, i.e. those where we would not require much negotiation with the community or need to confront any particular technical challenge.



This step-by-step consultative process has allowed the team to breakdown the Araban area in distinctive clusters sharing the same characteristics in terms of upgrading and formalization needs. The team has thus drafted a series of “mini upgrading plans” with an overview on what is required in each area.

All the above issues have also been discussed within the Urban Working Group set up in MUDA. In May, the group discussed planning issues relevant to Araban, including the opening of new road connections, the widening of streets, the expropriation of properties on public land, improvements to open spaces and the setting of land use/zoning principles for guiding the development of commercial areas along the main road. Planning issues for the Campoona area include the delimitation of areas where the LARA Project can proceed with land use changes, the tracing of River Road, land expropriation, improving open spaces and the environmental problems caused by the dumping of garbage in the river. The group is now developing a three-tier action plan and developing guidelines for the commercial zone.

The “*Urban Assessment of an Informal Settlement in Jalalabad: Araban*” document will provide the basis for the Araban Community Upgrading Plan. The final settlement maps already depict priority upgrading work that will allow the engineers to start developing proposals for intervention.

Task 2.1.3.8: Issue Competitive Tenders for Upgrading Projects.

Pending the undertaking of the Topographical Survey, the first competitive tenders for upgrading are due to be issued in August 2012.

Task 2.1.3.9: Implement Land Formalization and Upgrading Work.

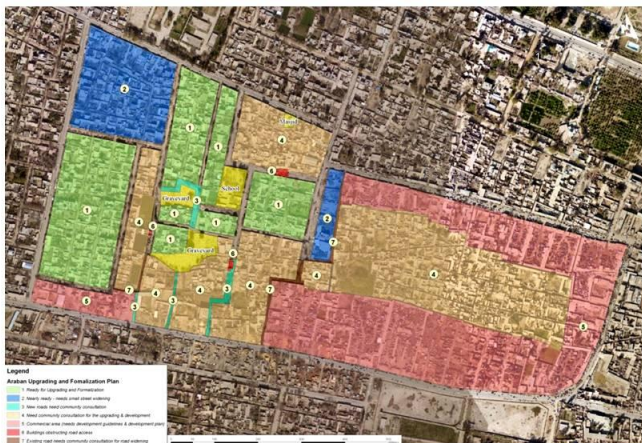
The colour-coded maps contained in the “*Urban Assessment of an Informal Settlement in Jalalabad: Araban*” document mentioned above highlight how, provided some basic street upgrading and cadastral information, certain areas are “ready” to be formalized.



USAID
FROM THE AMERICAN PEOPLE

AFGHANISTAN

ARABAN COMMUNITY ACTION PLAN; 1ST DRAFT - FOR DISCUSSION



a. Problems & Solutions

Even if the deliverables are behind schedule in respects to the Work Plan, during this last Quarter Component 1 has progressed on many fronts. Crucial was the recruitment of more technical staff in Kabul and in Jalalabad. With the assistance of the Quality and Environmental Compliance Engineer and the Electrical Engineer the team has managed to submit the long-awaited packages of SOWs and cost estimations for the refurbishments of technical offices of AGCHO Cadastre Kabul, AGCHO Cadastre Jalalabad, Jalalabad Municipality, DUDA Jalalabad and AGCHO Training Institute. The approval of successful bidders is taking longer than expected and this is main reason behind the delay to the start of the improvements of AGCHO Cadastre Kabul and the commencement of the Topographical Survey in Araban.

To improve its capacity to respond to its counterparts' expectations in terms of technical assistance, Component 1 has successfully recruited an Urban Governance Specialist with extensive field experience in Afghanistan and is planning to involve Interns from Kabul University. Also, two parallel STTAs that will work in the Urban Planning and Legal Urban Framework fields will also help to solve some of the capacity-building backlog that the team is suffering.

b. Proposed Activities/Events next Quarter

In the next Quarter, Component 1 will be accelerating all of its activities, particularly in Jalalabad. With the delivery of the Topographical Survey, the team will be finally able to draft technical drawings for street upgrading and drainage. In parallel, contractors will have started the refurbishment works listed above, under the supervision of the Engineering team and appointed members of the community. For these activities, the team will work very closely with the Engineering Department of the Jalalabad Municipality and the CDCs. In the meanwhile, the IT Operators will be scanning and recording property records in OpenTitle™. This activity will be closely monitored by the MIS Specialist to determine the rate of digitization of data, teeth out any problem and improve quality of outputs.

In Kabul, the team will continue to work closely with MUDA to finalize the urban plans for Araban and start planning for Campoona. An urban planning expert will be drafting Urban Development Guidelines, Interns will be helping the team to draft an Urban Planning Manual, and a Legal Urban Specialist will be assisting MUDA and GDMA to review urban planning legislation. The team will take part to the Steering Committee Technical Working Group setup to draft the Urban Upgrading Policy. It will be implementing

the long due refurbishment work in AGCHO which will run in parallel to capacity-building activities and the delivery of technical material and equipment.

In the next Quarter, it is also foreseen that the team will be expanding its footprint to other secondary cities in Afghanistan, with capacity-building initiatives and participatory mapping activities.

CONTRACT SCOPE OF WORK ACTIVITIES 3, 4 AND 5: DEED REGISTRATION, FORMALIZATION OF LAND/OCCUPANCY RIGHTS, & DISPUTE RESOLUTION & COMMUNITY PARTICIPATION, STRENGTHEN LAND TENURE SECURITY BY SUPPORTING THE SUPREME COURT AND COMMUNITIES WITH RIGHTS FORMALIZATION AND INFORMAL DISPUTE RESOLUTION

2.1.4 Evaluate Land Registration System, Design Improvements, Build Capacity, and Speed Automation of Land Records

Task 2.1.4.1: Assess Supreme Courts Land Registration System

USAID's LARA team met with the Director of Kabul *Makhzan* of the Supreme Court to discuss the new IT System for computerization and management of Title Deeds to be installed in the Central *Makhzan* and in 12 provincial *makhzans*. The project team provided detailed information about the LARA project and its objectives. Access to information concerning existing registration processes and records was requested. The Director of the *Makhzan* was pleased about the proposed LARA assistance and agreed to provide access to all information necessary for a proper IT evaluation and plan for installation of world class land registration software in the central *makhzan* and 12 provincial *makhzans*. The BAA is an essential step in configuring the software to allow such changes.

Task 2.1.4.2: Support Legal Recognition of Customary Deeds. Legal review has almost been completed and the round table in this regard will be conducted in the near future.

Task 2.1.4.3: Support Digitization of Title Deeds and/or other Documentary Evidence of Land Rights.

This activity is being conducted in coordination with Harakat-AICFO. Harakat has prepared the SoW for this activity and the bidding is in process. LARA will contribute this activity with providing databases **and software support necessary for Supreme Court and other provincial courts and Makhzans.**

Task 2.1.4.4: Streamline and Automate Land Records.

A review of the laws guiding the structure and the administrative responsibilities of the Supreme Court and the provincial courts was completed as part of the planning for the implementation both to further digitation of the deeds archives (DRACS) and to install a Computerized Deeds Registry Transaction System (CDRTS) to lodge transactions going forward. This included additional on-site inspections with Supreme Court staff and LARA systems analysts to complete a preliminary Business Area Analysis (BAA). The BAA outlines the workflow processes of the Supreme Court *makhzan* and the provincial court deeds archives in order to properly configure the off-the-shelf software to allow well organized and productive issuance and registration of title deeds. As part of the analysis the legal team is developing recommendations to simplify and streamline the procedures for issuing deeds. Fruitful areas to explore are the standardization of Circular Forms (applications for the issuance of a title deed), less involvement by judges in the initial stages of the procedure for application for the issuance of a deed (a judge would do one final review and certification for registration), and removal of the requirement that signatures be authenticated by an official from outside the court.

As an electronic registration system is installed it will be easier to show how a “one stop shop” registration process can reduce back room consultations, review and signature off site by land administration institutions other than the court, and multiple visits to the *makhzan* by those seeking issuance and registration of a deed. This will reduce opportunities for the illicit payment for government service and eliminate some corruption involved in the issuance of deeds.

Task 2.1.4.5: Develop SOPs and Service Delivery Standards.

This activity will start September 2012

Task 2.1.4.6: Conduct Training Programs.

This activity will start 1st quarter 2013

Task 2.1.4.7: Expand Awareness of New Procedures and Standards.

Begins next quarter this activity will start 1st quarter 2013

2.1.5 Evaluate and Reform Inheritance Laws to Support Women’s Access to Land

Task 2.1.5.1: Undertake Gender Assessment.

The Gender team has finalized the Internal Gender Integration Assessment Report. It was important to also identify gaps in gender equality in the work place, strengths and challenges, which will help LARA Project to better integrate gender and promote gender equality in its everyday work. The report is based on data collected during a gender assessment of the LARA Project, which was conducted by the LARA Project’s Gender Unit. The assessment included questionnaires, a desk review of the Performance Monitoring Plan (PMP), and a review of LARA Project’s program design and delivery processes regarding the provision of technical assistance and capacity building to the project’s staff and partners. This assessment also took into consideration LARA’s policies and processes and analyzed the perspectives, opinions, and understanding of both men and women with regards to basic gender concepts that provide the link between effective gender integration and program outcomes and impacts.

The finding of the assessment helped the Gender Unit to draw a number of conclusions and recommendations, which can help the LARA Project to better operate and increase the knowledge and understanding of staff regarding gender integration aspects in the work place. Meanwhile, this gender analysis will help in the design and implementation of a gender integration action plan that will provide specific and practical activities for overcoming gender-based constraints while capitalizing on opportunities to integrate gender throughout the project’s activities.

Task 2.1.5.2: Form Women’s Land Rights Task Force & Advocacy Coalition:

During this quarter, Task Force Members, according to their three months action plan and with the support of LARA Project’s gender unit, conducted land and inheritance rights awareness-raising workshops for more than 120 people in Kabul and Jalalabad.

The first workshop was held on May 1 at the Afghanistan Independent Human Rights Commission office in Kabul. Dr. Suraya Sobhrang, Commissioner of AHIRC and a member of the Women’s Inheritance and Land Rights Task Force, facilitated the workshop. The workshop drew approximately 50 participants, including members of the AHIRC, government officials and teachers from Abdul Rahim Shaheed and Sar Asyab girls’ schools. The second awareness raising workshop was held at Afghan Civil Society Forum in Kabul on May 17. Mr. Aziz Rafiee the Director of ACSF and member of Women’s Inheritance and Land Rights Task Force facilitated the workshop. The workshop drew 35 male and female participants from civil society organizations. A discussion about the existing challenges to women’s inheritance was also part of the workshop, while an attempt was made how to mitigate all such challenges and support women access to their land.

The third awareness-raising workshop was organized by the LARA Gender Unit and the Departments of Women's Affairs (DoWA). Ms. Anisa Imarani, the Director of DoWA and Women's Land rights Task Force member, facilitated the workshop together with the LARA Legal Specialist. The workshop included 25 participants (male and female) from the Provincial Council, DoWA, Women's Business Associations, Radio Nargis, Nangrahar University, Independent Human Rights Commission, as well as journalists. As a result of these workshops, participants gained a better understanding of the Afghanistan Law regarding women's inheritance and land rights, as well as the challenges and barriers which prevent women from accessing their land and inheritance rights, and mechanisms which support women access to land and property.

Finally, the Task Force members have played an important role in implementation of Women's Inheritance and Land rights awareness raising grant. Rona Tarrian Parliamentarian, Azizi Rafiee, ACSF Director, and Dr. Surya Subrang, Women's Commissioner at AHIRC read three Public Service Announcements, which were recorded to be broadcast on local radio to raise awareness of people regarding women's inheritance rights.

The LARA project will continue to update the WLRTF regularly on the progress in implementing the Action Plan and provide administrative support to the Task Force.

Task 2.1.5.3: Evaluate Legislation Affecting Women's Access to Land and Assist with Legal Reforms.

A key task under the LARA Project's work plan is to evaluate current legislation affecting women's access to land and to assist in legal reforms aimed at increasing women's access to land in Afghanistan. In this regard, a reform of the women's inheritance law enforcement procedures draft was finalized during this quarter. The report will be shared with USAID for review and approval in the next quarter.

This report serves as an assessment of the legal, institutional, and socio-cultural constraints that impact a woman's right to inherit, own, or control land in Afghanistan. This report also seeks to identify feasible legal and program interventions that broaden women's land, ownership, and inheritance rights, including legal reforms, advocacy, training, and empowerment. This evaluation is based primarily on desk research conducted by the LARA Project Gender team. Qualitative data was gathered from the reviewed documents and analyzed to provide a general assessment of the legal, institutional, and socio-cultural constraints that impact women's rights to inherit, own, or control land in Afghanistan.

The findings of this evaluation are meant to serve illustratively to inform future initiatives aimed at promoting and strengthening women's right to inherit, own, or control land in Afghanistan. Ensuring that women's rights to land are protected and strengthened requires an understanding of women's current legal and customary rights in order to develop appropriate interventions to better promote women's land rights. In Afghanistan land, housing, and property rights are primarily regulated by the Afghan Civil Code, the Afghan Law on the Procedure for Obtaining Rights and various statutory decrees. Under the Afghan Civil Code all Afghan men and women may own and acquire property, unless limited by the law. However, in practice it appears that women rarely own land in Afghanistan, and if they do, their ownership is circumscribed by customary practices. Based on this report recommendation, the Gender team will develop an action plan. The report will be also shared with project stakeholders and civil society.

Task 2.1.5.4: Raise Women's Inheritance and Land Rights Awareness

During this quarter, the USAID's Land Reform in Afghanistan (LARA) hosted the first national Women's Inheritance and Land Rights Conference in Kabul. The purpose of the conference was to raise public awareness on women's inheritance, land and property rights. The conference drew more than 100 attendees from the Government of Afghanistan, members of the parliament, representatives from civil society organizations, the Afghanistan Independent Human Rights Commission and members of the

media. The conference was initiated by the Minister of Women's Affairs, Hussan Bano Ghazanfer, who thanked USAID's LARA Project for hosting the event. Minister Ghazanfer said promoting and protecting women's land, inheritance and property rights is a crucial step forward strengthening women's rights in Afghanistan.

The conference also produced the following recommendations, which were given to government and civil society officials to promote women's access on the land and Inheritance rights;

1. Hold periodic media workshops to inform the press of the rights of women.
2. Develop media campaigns and look for opportunities to capture media attention.
3. Engage Afghan men in efforts to strengthen land rights for women and raise awareness on property rights of women under Afghanistan civil code.
4. Additions to curriculums in schools that discuss the rights of women in Afghanistan's Constitution
5. Form student groups in universities around the country that advocate for women's rights.
6. Engage Afghan men in efforts to strengthen land rights for women and raise awareness on property rights of women under the Afghanistan civil code.
7. Law Enforcement Amendments to the existing laws:
8. Engage Afghan women in efforts to strengthen land rights for women.
9. Understand the specific source of women's' insecure property rights and target interventions accordingly. This may mean different interventions for different ethnic groups of different geographical areas.
10. Encourage *mahr* as a way to ensure that women gain some land at marriage.

More than 35 media organizations also attended representing television, radio and print. These included Shamsbad, Tolo, Radio Khalid, Salam Wandandar, and Arianna Television, as well as the BBC Pashto. At the conclusion of the conference, Lida Nadery, Team leader for the LARA Project's Gender Unit, conducted a phone interview with Voice of America's (VoA) Radio Ashna in Dari through the VoA Washington, DC studio regarding the conference. Rona Taren and Aziz Rafiee were also guests on the show. On May 10, Ms. Nadery also conducted a television interview with VoA's Ashna TV from VoA's Kabul studio.



Similarly, by the end of the reporting period, LARA project grantee, The Women's Children Legal Research Foundation (WCLRF), has recorded three radio dramas and Public Service Announcements (PSAs). The first version was shared with the LARA Project for comments and approval. WCLRF also finalized the facilitation guidelines, which includes the community conversation workshops, roundtables topics and guidelines. Once approved by USAID, the documents will be translated into Dari and Pashto for the workshops.

In addition, the project was originally designed to complete all milestones by 15th of July. Due to the approval process from USAID, WCLRF has not been able to meet their milestone deadlines on time.

a. Problems & Solutions

- The Gender team will continue to provide technical support to WCLRF to build their capacity to deliver quality work in a timely manner.
- To better coordinate activities between the WLRTF and Gender teams, communication needs to be improved.

b. Proposed Activities/Events next Quarter

- Assess legal assistance needs of women in Land and Reform areas.
- Identify appropriate partners with expertise in providing legal, particularly land rights, assistance and advice to women in appropriate areas (i.e. rural areas), develop implementation strategy
- Work with local community to secure buy in and approval of legal aid facility
- Conduct pilot program, set up or support legal aid office in appropriate location and monitor assistance to women community members

2.1.6 Provide Support for Land Dispute Resolution Focusing on Community and Customary Dispute Resolution Processes and Institutions

Task 2.1.6.1: Develop Rules and Guidelines for Implementing the Law on Dispute Resolution for Shuras and Jirgas.

During the quarter, LARA awarded The Liaison Office (TLO) a grant to develop *Rules* and *Guidelines* for land dispute resolution in Jalalabad. The grant requires TLO to:

- 1) Conduct 3 forums in Jalalabad to identify best customary practices in CBDR for land dispute resolution and share alternative ideas,
- 2) Document the model developed in the forum and draft practical guidelines for its conduct and application at the district and community level,
- 3) Develop a format and specifications for a para-legal title in alignment with the Afghan Legal Code,
- 4) Produce *CBDR Guidelines* that are in the language of the local communities and utilize visual and audio methods to supplement and illustrate the written text, and

By the end of the reporting period, TLO organized forums for development of Rules and Guidelines of CBDR. The forum participants included members of Nangarhar Provincial Council, Nangarhar Huquq Department, Nangarhar University lecturers, members of civil society organizations and community leaders.

As a result of the forums' discussion, the first draft of the guideline was submitted to LARA during the reporting period for review and comments. Content of the first draft guideline includes the following for guidance of the CBDR practitioners while making decisions:

1. CBDR and Afghan Legal System
 - I. Articles from Afghan Civil Code;
 - II. Articles from Civil Procedure Law;

- III. Articles from State Case Law and
- IV. Articles from Law on Elimination of Violence against Women.

These articles are intended to guide the CBDR practitioners to ensure their decision concur with Afghan laws. In addition, the guideline's contents include the following for better guidance of the CBDR actors while resolving land disputes:

- 2. Best practices for resolving of land disputes which includes:
 - I. Case Consideration;
 - II. Case investigation;
 - III. Negotiation;
 - IV. Decision making and
 - V. Implementation.

During the reporting period, the CBDR team conducted several consultations and coordination meetings with the Nangarhar Appeals Court, Nangarhar Provincial Council members and Nangarhar Huquq Department. During these meetings LARA's CBDR team's current and future activities were explained in detail. The CBDR team coordinated development of Rules and Guidelines of CBDR for Jalalabad and greater Nangarhar areas during the meetings as well. The officials liked the idea and they promised to cooperate and provide their feedback for development of a comprehensive guideline.

Task 2.1.6.2: Conduct CBDR Trainings.

Based on the *CBDR Rules and Guidelines*, it is intended that during the option period LARA, through a subcontract or grant, will develop a training design and materials that are appropriate for audiences that are primarily pre-literate using experiential and adult education techniques such as community conversations and visual / audio aids. These materials will be used to train district/community leaders to conduct CBDR and award para-legal land titles. The grantee will train and mentor up to 1000 district commissioners and shura/jirga leaders in 12 rural districts in the greater Nangarhar area. This training series will also include populations in all of those informal settlements where the LARA project will be working on upgrading, cadastral mapping and formalization within the city of Jalalabad and surrounding areas. In addition, it is intended to conduct 35 training sessions for relevant government agencies on land dispute resolution mechanisms.

Task 2.1.6.3: Expand Awareness of CBDR.

As the Gender and Dispute Resolution Assessment indicated there is a great deal of confusion about and suspicion of, the formal methods of land dispute resolution. To address this confusion and suspicion, it is planned to disseminate the CBDR guidelines to communities and lesson learned from their application will be integrated into general CBDR Public Awareness programs. The *CBDR Guidelines* will be disseminated to CBDR bodies and government agencies also.

Task 2.1.6.4: Monitor CBDR practices for lessons learned, best practices and potential replication.

After development and distribution of CBDR rules and guidelines and its application in communities in Jalalabad and greater Nangarhar areas, it is planned that through a grant or sub-contract and a short term consultancy conduct a participatory, 'lessons learned' workshop to gauge and evaluate the impact of application of the CBDR Guidelines in the communities during the option period. It is intended to monitor and update the *CBDR Guidelines*. Based on findings of the workshop LARA will update the CBDR guidelines and incorporate the lessons learned.

Task 2.1.6.5.: Strengthening Procedural Rules on CBDR

This task will begin once the guidelines have been put into practice..

a. Problems & Solutions

- **As stated in the previous quarterly report some delays occurred in awarding the CBDR grant and given that LARA did not yet know whether USAID would exercise the option period, the CBDR trainings were cut from the proposed grant deliverables and deferred to the expected option period.**

It is intended that during the option period LARA through a sub-contract or grant will develop a training design and materials that are appropriate for audiences that are primarily pre-literate using experiential and adult education techniques. In addition, as stated before it is planned to train about 1000 male and female staff of relevant government agencies, district commissioners and shura / jirga leaders in 12 rural districts in the greater Jalalabad area and also in those informal settlement where the LARA project will be operating on techniques to conduct resolution of land disputes using the most effective customary practices and in alignment with Afghan legal code.

During the option period LARA also intends to conduct “lessons learned” workshops. LARA through a grant or sub- contract will conduct participatory workshops in the greater Jalalabad area in order to gauge the impact and evaluate the lessons learned on CBDR. Update CBDR Guideline as part of lessons learned. Based on the results of the workshop the CBDR guidelines will be updated and incorporate the lessons learned.

b. Proposed Activities/Events next Quarter

The CBDR team is planning to begin the procurement process to train male and female staff from relevant government agencies, district commissioners and shura / jirga leaders in 12 rural districts in the greater Jalalabad area and also in those informal settlement where the LARA project will be operating on techniques to conduct resolution of land disputes using the most effective customary practices and in alignment with Afghan legal code.

2.2 LEGAL FRAMEWORK COMPONENT. PROVIDE TAILORED ASSISTANCE TO ARAZI TO IDENTIFY, MANAGE, LEASE, AND OBTAIN REVENUE FROM AFGHAN GOVERNMENT LANDS AND PROVIDE TECHNICAL ASSISTANCE

2.2.1 Provide Tailored Technical Assistance to ARAZI on Its Operations

Task 2.2.1.1: Develop Consensus on Project Activities through Strategic High-Level Meetings.

The LARA Project started bi-weekly technical coordination meetings with Arazi this quarter. The meetings are generally attended by Arazi CEO Mr. Jawad Peikar, Operation Director, Communication Director, Land Dispute Resolution Director, the USAID COTR, LARA project COP, and the project’s technical teams. The discussions concern upcoming activities involving LARA and Arazi including support for legislative reform, contributions to the IT section within Arazi and developing their technical and human capacity, Land Management Law public consultation workshops in seven major cities covering 34 provinces, and refurbishment of a conference hall in Arazi. LARA has received full support from Arazi senior management for these activities. The World Bank Regulatory Impact Assessment (RIA) for the proposed Land Management Law was discussed at one of these meeting and LARA pledged its support.

Task 2.2.1.2: Develop an Information Technology Plan (ITP).

The project has commenced to conduct a business area analysis (BAA) of Arazi operations and activities flow in consideration to the particular recommendations pertaining to the IT plan. However, the LARA team met with the Chief Executive Officer (CEO) of Arazi and discussed the need for conducting the assessment of processes and steps to design the entire workflow of Arazi's activities and also gave to him information regarding the assistance which is getting completed from Harakat through their subcontractor – AIMS. Another joint meeting happened among Harakat, AIMS, Arazi and USAID/LARA project and it was agreed that LARA Project will commence the design of the workflow of Arazi's departments to configure LRS Enterprise version of the software. It was cleared in the meeting that Harakat / AIMS will be providing LRS Back-file and Multi cadastre software to Arazi. The project technical team will re-start the assessment of the technical and administrative processes of Arazi during the next reporting period.

Furthermore, USAID's LARA team met with the Director of Kabul Makhzan of the Supreme Court to discuss the new IT System for computerization and management of Title Deeds in Makhzan. The project team provided detail information about the LARA project and its objectives. Access to the information was also requested for the LARA project Business Analyst to check the status of the existing database. The Director of the Makhzan was pleased about USAID's LARA assistance and agreed to provide access to the information in order to evaluate the existing database. The LARA Project team will conduct the assessment and the overall processes and procedures that will help the design of IT system and initiate the process as effectively as possible.

Task 2.2.1.3: Configure ALRMIS.

During this period, the LARA project's systems analyst team and registration specialist met on several occasions with officials from Arazi to gather information for the Business Area Analysis (BAA) to for the Arazi Land Record Management Information System (ALRMIS). The project has commenced a business area analysis (BAA) of Arazi operations and is in the process of mapping the work flows in each directorate. The Chief Executive Officer of Arazi not only pledged full support for this activity, but made sure that the Directors of each directorate of Arazi have been open and forthcoming with the information that the team needs for this assessment. Information has been provided by the Inventory Land Clearance and Planning Directorate, Land Inventory and Registration Directorate, Land Lease Directorate, Land Dispute Resolution Directorate, Media and Communication Directorate, and the Admin and Finance (Operations) Directorate (these are the official names of the directorates as Arazi informs).

The LARA team also participated in joint meetings with Harakat and AIMS to ensure that the project systems will be fully integrated with the work that these projects have done and continue to do. Full coordination has been the result, and Harakat will provide the necessary hardware for some of the LARA project IT programs. The project technical team has essentially finished the assessment of the technical and administrative processes of Arazi and is ready to install GRM Registry Enterprise in the Arazi offices

The BAA is being finalized and the technical specialists have started drafting the System Requirement Specifications for the ALRMIS. Upon receipt of the proper authorization from USAID the project is ready to install and start the configuration of ALRMIS at Arazi. During the first part of the option period for the project, customization of ALRMIS will be worked out in coordination with Arazi.

Task 2.2.1.4: Strengthen Arazi's Institutional Structure and Operational Efficiency.

The LARA project followed up on the Arazi request and started conducting the regional consultation workshops on Land Management Law (LML) amendments in Kabul, Jalalabad, Kandahar, Paktia, Herat, Mazar-e-Sharif and Kunduz to obtain further comments and suggestions from the relevant stakeholders which will not only make the implementation of the law possible and feasible and also they will give enough information to the Afghan Parliament to take an informed decision on the approval of the law.

Hence, to assist Arazi to conduct the regional consultation workshops in the mentioned cities, LARA and Arazi have jointly established a technical working committee between LARA legal team and Arazi legal

team in order to effectively harmonize the implementation of the regional consultation workshops. Thus, the joint technical has developed a comprehensive plan and methodology for this work. The methodology basically explains all the necessary techniques and approaches necessary to prepare for and conduct the regional consultations. The LARA Project has hired Inteqal LLC for the logistical support of these events.

Task 2.2.1.5: Improve Methodologies to Inventory and Classify State-Owned Land.

Starts next quarter

Task 2.2.1.6: Develop Land Valuation Models for Leasing Fee Calculations.

The LARA Project short term valuation consultant has prepared an analysis of the current state of land valuation in Afghanistan, especially with regard to supporting Arazi's program of leasing government land. Single appraisal is the process of valuing individual properties as of a given date. Mass appraisal is the process of valuing a group of properties as of a given date using common data, standardized methods, and statistical testing. Based on information available, the consultant finds that staff turnover and the absence of appropriate valuation laws and regulations inhibit the implementation of land valuation procedures in accordance with international standards. However, there is potential to replace single appraisal with an optional system of computer assisted mass appraisal (CAMA) to support government land taxation and leasing programs. The consultant concludes that it is possible to study the collected data regarding market based land transactions and calculate fair and effective land values. To do this improved valuation data collection procedures in a simpler and generalized format are required, supplemented by existing data. Improvement of the quality of data can help formulate and shape approaches and methods for future property valuation.

It is important that Arazi identify its exact needs (objects and purposes) in extensive detail in order to create an action plan to better structure issues to determine expedient valuation methods based on CAMA approaches. Using a CAMA system would greatly improve data management and lead to fair and equitable valuations that can be continually monitored and updated as needed. Introducing CAMA would reduce human intervention and influence, simplify the valuation process, and control inequality in valuation between property groups. This would eliminate corrupt practices and guarantee quality control over land values. The system would require true cooperation among relevant land agencies.

Task 2.2.1.7: Conceptualize the Afghan Land Information System (AfLIS).

Starts next quarter

2.2.2 Conduct BizCLIR/CLIR Real Estate Registration and Real Property Legal Framework Diagnostics to Evaluate Existing and Proposed Legal Framework for Real Estate and Draft Changes to Real Estate Legislation as Needed

Task 2.2.2.1: Conduct BizCLIR Assessment.

Completed last quarter

Task 2.2.2.2: Commission Policy Reviews and Field Investigations.

Starts next quarter

Task 2.2.2.3: Support Legislative and Regulatory Reforms.

The LARA Legal Framework unit has taken part in productive weekly meetings with AGCHO during the reporting period. The meetings are primarily in furtherance of the of joint working committee, of which the LARA legal team is a member, to undertake its assigned responsibility to review the current Cadastral Law and framework for cadastral work and prepare a comprehensive draft cadaster law for AGCHO. The legal

team began by drafting the primary terms and definitions sections of the cadastral law and constructing a Law Drafting Matrix. The team has also reviewed all the AGCHO relevant legislation and identified the sections to be incorporated in the revised AGCHO Law. The legal basis for the law and AGCHO goals has been spelled out in detail. Its overriding authority has been expanded and more organized and its main activities, particularly with regard to supervision and field work, have been expressed. The draft will be vetted during the next quarter. The LARA legal team remains committed to authorizing AGCHO to delegate authority for preparing surveys to other governmental institutions and the private sector, but these issues have not yet been discussed by the committee.

Together with guidance from Arazi senior staff the LARA project organized public consultation workshops regarding proposed amendments to the Land Management Law (LML), which will cover seven major cities and 34 provinces. The purpose of these workshops is to collect opinions and recommendations from different localities to avoid simply centralized perspectives from the national government.

For this purpose, Arazi and LARA established a joint technical committee to plan and organize the logistics of these workshops. The committee decided that LAEA would contract with a logistics company to support the LARA legal and Arazi technical teams to organize and expedite the workshops. LARA would supervise the work of the logistics firm and provide the technical facilitation at the forums.

Task 2.2.2.4: Conduct Communications Campaign to Inform Citizens of Legal and Policy Change.

The procurement process will begin during the next quarter.

Task 2.2.2.5: Establish Baselines and Conduct Assessments of Knowledge Attitudes and Practices (KAPs).

This task will begin by October 2012.

2.2.3 Assist Arazi to Develop Models for Resolving Land Disputes between MAIL and Private Individuals/Businesses; Further Support Implementation of Decree 638 on the Independent Board for the Restitution of Illegally Occupied Properties

Legal Team convened several meetings with Arazi Land Dispute Resolution Directorate for the Assessment on Arazi Land Dispute Resolution Directorate. These meetings went very well and they were productive and the necessary and required data and information was provided through this directorate, which contributed to this assessment. The assessment report has been completed and officially and sent to Arazi for comments. However, we are yet to get their comments.

It is worth mentioning that the current procedures need to be amended and improved. The procedure has been reviewed by the legal team and entails improvement and amendments.

The legal team will follow it up within the next quarter. Once the comments from Arazi are received on the assessment the legal team will work closely with Arazi on developing models. Furthermore, the legal team will work with Arazi for the implementation of the mentioned Presidential decree. The legal Team will also work with Amlak in the next quarter.

Task 2.2.3.1: Assist with Design of Land Dispute Resolution Procedures.

Several meetings with Arazi and feedback of the Arazi on the assessment report as discussed above will enable LARA to assist Arazi with land dispute resolution procedures.

Task 2.2.3.2: Evaluate AMLAK Dispute Case Management Systems and Assist with New Procedures.

This has been completed and the assessment report has been shared with Arazi for their feedback. The assessment report included the followings major fields:

- Introduction;
- Background;
- Major causes for land disputes;
- Key duties of this directorate;
- Organizational structure of this directorate;
- Procedure;
- Findings;
- Recommendations.

Task 2.2.3.3: Support Integration of AMLAK Data and Case Management.

Pending Arazi's inputs on the LARA developed assessment report.

Task 2.2.3.4: Support the Design of a Land Dispute Case Management System.

It is worth mentioning that the current procedure needs to be amended and improved. The procedure has been reviewed by the legal team and entails improvement and amendments. The legal team will follow it up within the next quarter. Once the comments from Arazi are received the assessment the legal team will work closely with Arazi on developing models. Furthermore, the legal team will work with Arazi for implementation of the mentioned Presidential decree. The legal Team will also work with Amlak in the next quarter.

Task 2.2.3.5: Support Transparency and Public Information and Awareness

Once the design of the dispute resolution models is completed; the LARA project communication team will work on this activity.

a. Problems & Solutions

Harakat's funding for Arazi's key directors will be discontinued in June, and there is no clear indication yet on an extension of the funding. As a result, most of Arazi's senior managers have resigned. This affects the LARA project's operational relations with Arazi. To address this issue, MAIL has yet to consider this a serious issue and should further discuss it with the Independent Administration Reform & Civil Service Commission (IARCSC) for funding through MCP program and/or others which would resolve the current problem of Arazi in terms of staffing.

Signing an official PIL with the Supreme Court still remains a strong challenge. USAID has approved the ADS for DRACS and the ADS for CDRTS. A strategy and techniques for transitioning from the present cumbersome land records system to a market friendly and administratively effective land tenure infrastructure needs to be worked out with the Supreme Court and tested. The transition process can be very slow and requires convincing evidence that new procedures will accomplish the objectives sought. The sooner the LARA team can start working with the Supreme Court and the provincial *makhzans*, the more effective the overall program will be.

b. Proposed Activities/Events next Quarter

- Public consultation workshops in 7 major cities of Afghanistan

- Revising the Cadastre law
- Continuing work to Establish IT system in Arazi
- Designing/developing appropriate dispute resolution models for Arazi
- Work closely with the Supreme Court (Makhzan) on digitization of the title deeds

2.3 CAPACITY BUILDING COMPONENT.BUILD CAPACITY OF PRIVATE SECTOR SERVICE PROVIDERS AND PUBLIC INSTITUTIONS TO PROVIDE LAND-RELATED SERVICES TO AFGHAN PRIVATE AND PUBLIC SECTORS

2.3.1 Provide Institutional Support and Strengthen Capacity of Land Service Providers in Areas of Organization, Financial Management, Procurement, Contracting, and Reporting

Task 2.31.1: Undertake Institutional Diagnostic of Selected Service Providers.

In this reporting period, the Capacity Building Unit of USAID's LARA project managed and organized a number of the trainings to Arazi staff and Non-Arazi counterparts in Basic IT and Basic Management Skills in different provinces such as Herat, Balkh, Kabul, Nangarhar, Kandahar and Kunduz through the training providers HEIK and Inteqal LLC. In total, 350 government employees from different institutions such as Arazi, GDMA, AGCHO, Municipality, Directorate of Urban Development Affaires (DUDA), High Court, Women Affairs, Arazi, and Commerce and Industries trained in the mentioned courses out of which 234 were drawn from Arazi .

These courses were designed to improve the performance of governmental staff in their current job functions as well as their increased responsibilities in regard to the new land management system being proposed. The Basic Management Skills Training consists of the following six modules:

- Organization Development
- Report Writing
- Effective Communication
- Time Management
- Counterpart Management
- Leadership & Team building management

Task 2.3.1.2: Prepare Training Strategy.

Based on the training strategy developed in previous reporting periods, LARA, in consultation with Arazi, decided to implement the training courses in the center of the six regions according to the following breakdown:

- 1) Herat (drawing staff from the western regions)
- 2) Mazar-e-Sharif (drawing staff from six northern provinces) and northeastern regions)
- 3) Jalalabad (covering the eastern region)
- 4) Kabul (covering the central and southeastern regions).
- 5) Kandahar (covering the southeastern East regions)

6) Kunduz (covering the northeastern four provinces)

Therefore, during the reporting period, the training courses were implemented in the six above mentioned provinces successfully and 230 Arazi staff trained in Basic IT and Basic Management skills trainings. In addition, based on USAID request the same trainings were conducted to other counterparts in Balkh and Herat. In total; 112 non-Arazi people received training in Basic IT and Basic Management Skill trainings.

Task 2.3.1.3: Support Institutional Capacity Building of Land Service Providers in the Public and Private Sectors.

During this quarter, the following courses were designed and delivered by LARA:

No	Training Title	Location/ Target Group	Duration		# of Attendees	Implementer
			Start	End		
1	Basic IT Skills	Arazi – Kabul	April 1 st , 2012	April 6 th , 2012	10	HIEK
2	Basic IT Skills	Municipality – Jalalabad	April 7 th , 2012	April 12 th , 2012	10	HIEK
3	Basic Management Skills	Arazi – Kabul	April 7 th , 2012	April 12 th , 2012	57	Inteqal LLC
4	Basic IT Skills	DUDA, Municipality, Private sector - Jalalabad	April 14 st , 2012	April 19 th , 2012	10	HIEK
5	Basic IT Skills	MUDA, GDMA, Arazi – Kabul	April 21 st , 2012	April 26 th , 2012	10	HIEK
6	Basic Management Skills	Arazi-Jalalabad	April 21 st , 2012	April 26 th , 2012	30	Inteqal LLC
7	Basic IT Skills	Arazi , AGCHO, DUDA – Herat	May 26 th , 2012	May 31 st , 2012	10	HIEK
8	Basic Management Skills	Arazi –Herat	May 5 th , 2012	May 10 th , 2012	26	Inteqal LLC
9	Basic Management Skills	Arazi – Mazar	May 5 th , 2012	May 10 th , 2012	30	Inteqal LLC
10	Basic IT Skills	DUDA, Municipality, AGCHO – Mazar	May 9 th , 2012	May 14 th , 2012	11	HIEK
11	Basic Management Skills	DUDA, Municipality ARAZI – Heart	May 26 th , 2012	May 31 st , 2012	27	Inteqal LLC
12	Basic Management Skills	DUDA, Municipality ARAZI – Mazar	May 26 th , 2012	May 31 st , 2012	30	Inteqal LLC

No	Training Title	Location/ Target Group	Duration		# of Attendees	Implementer
			Start	End		
13	Basic Management Skills	Arazi – Kunduz	June 23 rd , 2012	June 28 th , 2012	31	Inteqal LLC
14	Basic Management Skills	Arazi – Kandahar	June 23 rd , 2012	June 28 th , 2012	30	Inteqal LLC
15	Basic IT Skills	DUDA, Municipality , – Kunduz	June 23 rd , 2012	June 28 th , 2012	10	HIEK
16	Basic IT Skills	DUDA, Municipality – Kandahar	June 23 rd , 2012	June 28 th , 2012	10	HIEK
Total Trained This Quarter					342	

2.3.2 Provide Technical Support and Capacity Building in Technical Services

Task 2.3.2.1: Conduct Needs Assessment of Technical Capacity (Private Sector Partners).

This task was completed in the previous quarters.

Task 2.3.2.2: Conduct Inventory of Existing Training Programs and Materials.

This task was completed in the previous quarter.

Task 2.3.2.3: Conduct Technical Short Courses

The technical short courses have not been conducted in this quarter.

Task 2.3.2.4: Provide Training in Land Dispute Resolution and Facilitation Techniques.

In the 2nd quarter the land management law manual which comprised of six titles and 53 topics was developed by capacity building team in close consultation of legal team of LARA project. This manual includes particular techniques regarding the dispute resolution for the purpose to increase the knowledge of Arazi staff to know how to resolve the land related issues. The first draft was submitted to Arazi for review and feedback. LARA continues to await feedback from Arazi. After much discussion with Arazi, It was planned immediately after the review of the manual by the senior management of Arazi and getting back there feedback, the training in Land Management Law would be launched to Arazi staff in six regions. But due to lack of a technical source in the market to provide such technical trainings in the legal area the training was postponed till we find another alternative for this. After a long discussion between LARA and Arazi teams about the other alternative, finally it was agreed that the Land Management Law workshop should be managed and facilitated by a joint team of LARA and Arazi. Then after, it was planned to conduct the Land Management Law workshop to Arazi staff during the 4th quarter in Kabul and other provinces in the option period of the project.

Task 2.3.2.5: Support Survey and Mapping, Cadastral Systems, and GIS Instruction at Kabul Educational Institutions.

There is not any progress in regard to survey and instruction to Kabul Education institutes in this quarter.

2.3.3 Capacity Building and Training in MUDA, IDLG, AGCHO, and the Selected Municipality for Urban Planning (including Informal Settlement Upgrading), Plan Implementation, Development Control (Enforcement) and Monitoring

Task 2.3.3.1: Institutional and Technical Assistance to AGCHO.

During the reporting period, and during a long negotiation period, LARA signed a subcontract with AIMS to conduct GIS training. The training is scheduled to be conducted in the following quarters.

GIS Training Schedule				
Dates	Delivery specifications	Target Group	Provider	Place
Sept.1 st – 20 <i>Three weeks</i>	Delivery 1 st (included module 1 ,2,3)	This is a training opportunity for MUDA staff in Kabul.	AIMS & LARA	Kabul
Sept.22 nd – Oct 11 th <i>Three weeks</i>	Delivery 2 nd (included module 1 ,2,3)	This is a training opportunity for the DUDA, Municipality and the LARA's private sector partner's staff in Jalalabad City.	AIMS & LARA	Jalalabad city
Oct 13 th – November 1 st <i>Three weeks</i>	Delivery 3 rd (included module 1 ,2,3)	This is a training opportunity for the AGHCHO, and GDMA and Institute of Geodesy & Construction staff in Kabul.	AIMS & LARA	Kabul

Task 2.3.3.2: Assess Skill Needs and Train Municipal and MUDA Officials.

During the 3rd quarter, the LARA's capacity building unit began an assessment to screen 30 MUDA and 6 Jalalabad Municipality staff who have been nominated for the GIS training. The tool that used by training unit for screening and interview of the nominated staff was developed by LARA's M&E section. The purpose of this screening and assessment is to ensure the greatest training impact, that participants have the necessary basic skills to benefit from the training and the job responsibilities to utilize the training and to avoid nepotism.

The following format is used to screen the right individuals for the LARA project trainings from both public and private sector partners:

Primary Information:					
Name	F/Name	Age	Gender	Type of Participants	
				GIRoA	
Village	District	Province		Community	
				Other	
Education Level		Work Experience			

<input type="checkbox"/> PhD Degree <input type="checkbox"/> Master Degree <input type="checkbox"/> Bachelor Degree <input type="checkbox"/> High School <input type="checkbox"/> Primary School	Position: _____ Organization: _____ Total _____ Experience: _____ Position: _____ Organization: _____ Total _____ Experience: _____ Position: _____ Organization: _____ Total _____ Experience: _____
The LARA training background Information	
Introduction of the Training by the LARA CBC Team:	
What is the training about?	
What Modules it will cover?	
Interview Questions	Remarks
Have you ever received any training before?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you interested in the subject matter training to participate?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Why you are interested in this training?	<input type="checkbox"/> Justifiable Answer <input type="checkbox"/> Non-Justifiable
Is the training relevant to your job? If yes, how?	<input type="checkbox"/> Yes <input type="checkbox"/> No
How you will be benefit by the training? How?	<input type="checkbox"/> Justifiable Answer <input type="checkbox"/> Non-Justifiable
Interviewer Remarks	
Considering the job relevance and all above justification, the candidate is eligible	Passed <input type="checkbox"/>
Considering the job and all above justification, the candidate is not eligible – negotiation should be made with the relevant stakeholders	Failed <input type="checkbox"/>
Justification if the identified participant is rejected	

Task 2.3.3.3: Expand Supply of Planners and Increase Market Flexibility.

This activity has not been started so far.

a. Problems & Solutions

During the 3rd quarter there has not been any considerable problem that might affected the routine tasks of the capacity building unit.

b. Proposed Activities/Events next Quarter

During the next quarter the capacity building & training unit planned to perform the following activities:

- Management and organization of the Basic Management course to Municipality staff in Jalalabad.
- To manage the Technical Trainings in Land Management Law included land dispute resolution, land lease, land fee and land clearance to Arazi staff throughout the country.

- Basic GIS training to MUDA, Municipality –Jalalabad , DUDA , AGCHO, GDMA and Education Institute of Geodesy,
- Basic GIS training other counterparts in Herat and Balkh provinces.

2.4 CROSS-CUTTING COMPONENTS: GENDER AND COMMUNICATIONS

2.4.1 Ensure Gender Equity Issues are applied Across All Components

During this quarter the Gender unit has developed a comprehensive Gender analysis questionnaire, and conducted the internal gender audit assessment of the LARA project, almost every staff member of LARA was interviewed. The questionnaire answers were filled individually. The result of assessment will be recorded in Monkey com to analyze the responses and generate a report. Based on the analysis, recommendations will be made to improve the understanding of LARA staff on Gender and integrate gender in LARA's activities.

The purpose of this analysis was to assess the gender context in which the program is operating. It was used to help project staff to understand gender roles and power dynamics related to the project's development problem strategies and develop activities that are both efficient and equitable, as well as ways to monitor and evaluate gender impacts within the project. Gender analysis focus was on project management, monitoring and evaluation, team coordination and collaboration, communications, human resource management and understanding and knowledge of gender concepts and their application to project design and delivery.

2.4.2 Coordinate Communications and PIA Strategies across All Components

The LARA project's communications team has been active with all of the components in recording, finalizing, branding and documenting relevant events and activities for use through external communications. These documents and other materials are shared with USAID for their external communications purposes and for highlighting the achievements of the LARA project with stakeholders and other relevant parties.

The team finalized the work on a LARA project website, which features descriptions of each of the components in the project, as well as a data base for reports, photo galleries, activities and other information for the general public, as well as partner organizations and stakeholders. The final version of the website will be uploaded shortly and be available for public access.

The Communications team is also working with partner organizations and providing assistance with a number of projects and activities that both the LARA project and the organizations share in promoting the components and the other work of the organizations funded by USAID. This includes conferences, events, media workshops and other activities.

Task 2.4.2.1: Develop a Communications Strategic Plan for Project Activities

The LARA projects communications department has worked and will continue to contribute expertise with the project's Gender Unit, Community Based Dispute Resolution team, the legal framework and component one to conduct a series of activities including promotional billboards, public service announcements, conference and other activities designed to increase knowledge of the issue with the general public, as well as to focus attention on the issues that the project's relevant components and departments have identified in their scope of work.

As an example, the communication team has worked closely with the Gender Unit to conduct the first regional conference on women's inheritance and land rights, which is the follow up of the Kabul National Conference on the same topic in Jalalabad city, which will be conducted in July 2012.

Other planned activities include a public information campaign on environmentally hazardous settlement lands in Jalalabad, conflict resolution and the reform of the current Land Management Law. These campaigns will use a number of communication resources to convey messages to the general public, Afghan government and other relevant stakeholders.

2.5 MONITORING AND EVALUATION

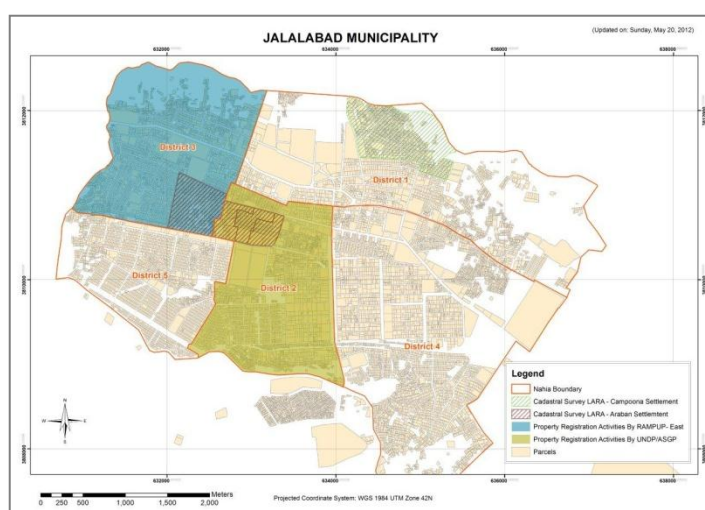
Monitoring and Evaluation team supported the project top and technical management with tracking project progress via progress reports, coordination meetings, physical observation and perception surveys. They reported all the necessary findings and recommendations for management review and further action. These events included LARA project training, project facilitated workshops, project sub-grants and sub-contracts. The M&E team worked on strengthening their local data bank and provided project related necessary information to LARA management. The team provided a comprehensive presentation to LARA project management on both the project work plan and the PMP and ways were discussed how to track these documents. The team also provided a comprehensive report on the effectiveness and short falls of basic management and basic IT training provided by the project. The team participated in land dispute resolution forums organized by the sub-grantee "TLO" in Jalalabad and reported the successes and improvement to the project management. The team also reviewed the land rights awareness sub-grant for delays. In the process, the team reviewed all sub-grant documents and reports and met both the LARA gender team and the implementing partner "WCLRF" and prepared a report for management review avoid future delays. The unit also assisted project management with the LARA Weekly, Monthly, Quarterly, and Annual reports.

The team also conducted a post training evaluation to gauge the impact, relevance, effectiveness and sustainability of the training and provided improvement strategies. The evaluation was conducted in four (04) zones of the country, where the project trained both government and private sector officials.

2.6 COLLABORATION WITH COUNTERPARTS AND OTHER DONORS

Informal Settlement Upgrading, Formalization, mapping and Urban land use planning:

During the last quarter, Component 1 has continued to work very closely with the RAMP-UP East and UNDP/ASGP teams in Jalalabad, not only to ensure the compatibility of survey parameters but also the appropriate coordination of property recording activities. The team has also reached out to UN-HABITAT to involve the CDCs that they established in the Araban area in 2005 in the planning process. Representatives from all agencies meet on a bi-weekly basis for the Jalalabad Stakeholder Coordination Meeting chaired by the Mayor to share progress updates, achievements and problems.



In Kabul, all LARA project Components attend the monthly TWGs at GDMA. The four consecutive sessions focus on different aspects of projects implemented by RAMP-UPs, UN-HABITAT, UNDP/ASGP and LARA.

Gender:

During the reporting period, the Gender team held a conference in Kabul on Women's Land Rights, and also conducted few awareness raising sessions. During the course of the conference and awareness-raising session it has worked in close collaboration with the Ministry of Women's Affairs, The Afghanistan Independent Human Rights Commission and the Afghan Civil Society Forum. In addition the LARA works closely with the prominent members of the Women's Land and Inheritance Rights Task. They have provided support in identifying and, inviting participants and facilitating awareness raising sessions.

Dispute Resolution:

As stated before, during the reporting period the Dispute Resolution Team continued coordination meetings with the Nangarhar Appeals Court, Nangarhar Provincial Council and Nangarhar Justice Directorate. As a result of these meetings the CBDR current and future activities regarding land dispute resolution and development of Rules and Guidelines was explained to them. The said officials gave very positive feedback and promised to review the guideline and provide LARA their comments and feedback for improvement of the guideline.

Legal team:

During this quarter, the LARA urban planning and registration specialists met with Resettlement Specialists of the Asian Development Bank (ADB) who are in the process of evaluating land bank acquisition and resettlement issues. The legal issues discussed had to do with the application of the Expropriation Law and proper compensation. The ADB is generally satisfied with the community approaches that it has been successful with in determining compensation. The LARA specialists shared information on property expropriation that is used in other countries. This means government can expropriate land it requires but the owner is paid fair market value for the property, a process that could take many years to resolve. In Afghanistan compensation must be paid in advance of the government acquiring the title to land. The LARA team will continue to explore the issue.

The LARA project arranged and conducted presentations for USAID's On-Site Monitors (OSMs). The focus of the presentations was on solutions that the IT Systems will provide for cadastral mapping and assigning rights attributes to identified parcels. The tools employ technology that is easy to learn and to deploy, inexpensive, sophisticated, and proven for inventorying land parcels. The key is that the technology can be used to create cadastral maps showing individual parcels of land and link all of the title information and planning information to these maps. These tools will be installed and used in the different technical offices to assist in better land administration. It is also an integral tool for planning that was designed for our project specifically in Jalalabad. The presentations were followed by extensive discussion of further methodologies.

Public sector land agencies are developing the organizational and technical capacity to manage, plan, and administer the land resources in Afghanistan. The Project completed a focus analysis of the institutional framework, management structures, human resources, capabilities and the needs of its main counterparts:

- ARAZI,
- AGCHO (Cadastral Department),
- MUDA,

- IDLG,
- Supreme Court (Central Makhzan),
- The Jalalabad provincial *makhzan*,
- The Jalalabad Municipality,
- Jalalabad based branches of AGCHO, DUDA, and ARAZI.

The assessment identifies the primary duties, organizational structure, personnel, and procedures to clarify gaps and overlaps in authority and anomalies in the organization and implementation of public land related functions. Each institution was analyzed with reference to the LARA Project work plan and findings and recommendations were formulated to assist in coordinating the project across agencies. The assessment also formulates recommendations for assistance for not only the administration of government land resources, but in securing adequate and appropriate services for the citizens.

Capacity Building:

In the 3rd quarter the capacity building unit initiated a number of the significant meetings with other donors and counterparts with connection to the training and capacity building plan. LARA's capacity building team shared the capacity building plan with RAMP UP East in Jalalabad in order to coordinate and avoid duplicative activities in Jalalabad in terms of training and procurements. Also the Capacity Building unit conducted four regular bi-weekly coordination meetings with Arazi Authority regarding the management and modality of Basic IT and Basic Management Skills trainings for Arazi staff in Kabul Mazar, Herat, Jalalabad, Kandahar and Kunduz. Moreover, C3 took part in three Technical Working Group meetings initiated by GDMA regarding the coordination and collaboration of the training activities among all partners involved with municipalities in all provinces. LARA's capacity building team briefed GDMA about the LARA's activity plan in the Jalalabad municipality in the monthly report required to be submitted to GDMA.

2.7 LARA'S PROGRESS VIS-À-VIS STAKEHOLDERS

LARA's Stakeholders	Brief Activity Description	Follow-up steps
Arazi (MAIL)	The IT assessment of the directorates at Arazi has been completed for the implementation of the Land Record Management Information System (ALRMIS) and the BAA and SRS is being finalized. The Public Consultation Workshops for public comment on proposed amendments to the Land Management Law are scheduled to start the first week in July 2012 in Herat. The participation lists, schedule and agenda have all been completed with approval of Arazi. Providing IT equipment & furniture for Arazi Training Conference hall: establishment will enable Arazi to improve the capacity of its staff, private sector and other stakeholders by providing a professional training environment. Basic Management training in all six regions included 34 provinces totaling 234 Arazi staff received training in Basic Management	The ADS for ALRMIS was submitted to USAID Afghanistan for review on May 29. Approval is pending
IDLG	In the last Quarter, the team has regularly attended all of its TWGs and submitted Monthly Reports according to their required format.	In the next Quarter, it is foreseen that STTAs and Interns will be working closely with GDMA staff to 1) undertake a review of land-related and urban planning legislation; 2) draft an Urban Planning Manual that responds to their request for technical assistance; 3) draft Urban Development Guidelines; 4) report outputs of the digitization of property documents in Jalalabad;
Municipalities	The Jalalabad municipality is member of Task Force, It has joined the task force as member on the forth Task force meeting. Basic IT course for 14 staff of Municipality –Jalalabad and 5 staff of GDMA in Kabul All of the activities undertaken by Component 1 in the last Quarters have been conducted in close consultation with the Deputy Mayor and its Engineering staff. They have been either informed or have directly attended all community meetings and workshops.	It will be regularly invited to Task Force meetings and gain its support on upcoming campaign. He will be one of the panelists in Jalalabad upcoming conference. All activities will see an acceleration in particular regarding building refurbishments and upgrading works. The team will be working closely with

		<p>all related departments to ensure that all works are appropriately endorsed and monitored.</p> <p>Capacity-building will go hand in hand with the implementation of OpenTitle™ in Jalalabad and the digitization of property records.</p>
MUDA	<p>Basic IT course for 16 staff of MUDA included DUDA in Kabul, Jalalabad, Mazar, Herat, Kunduz and Kandahar provinces.</p> <p>The Component 1 planning team is working closely with the Unit for the Revision of the Jalalabad Master Plan. This activity has allowed the LARA project develop a very close relationship with staff of the City Planning Department.</p> <p>In the last Quarter, the team has assisted MUDA to organize its 1st Steering Committee meeting – even if with disconcerting results.</p>	<p>In the next 3 months, the team will have to gear up its assistance to MUDA on all fronts, particularly in terms of capacity-building and advocacy for the drafting of a National Urban Upgrading Policy. Staff from MUDA will also be closely consulted in the review of the urban planning legislation and the drafting of the Urban Development Guidelines.</p>
AGCHO	<p>The LARA project's legal framework team continued weekly meetings with AGCHO's joint working committee to draft a comprehensive cadastral law that specifies the authority of AGCHO, set definitions, and provides a framework for cadastral surveying.</p> <p>The USAID LARA project cadastral team completed the ADS for Cadastral Data Management System (CDMS) setting out the hardware and software necessary to implement the cadastral system that will be installed in AGCHO and its affiliate in Jalalabad. Drafts of the BAA and SRS have been completed, and upon approval of the proposed IT and system the project will be ready to install the systems.</p> <p>2 staff of AGCHO trained in Basic IT in Herat and Mazar</p>	<p>The BAA is essentially completed but the SRS needs to be further developed. Upon approval of the CDMS 548 ADS and the refurbishment of the AGCHO facilities the project will be able to procure and install the IT.</p>
Cadastre	<p>On the basis of its assessments, the team developed detailed SOWs for building refurbishment and the procurement of much required IT and survey equipment.</p>	
Supreme Court	<p>The ADS documents for both DRACS and CDRTS have been completed and approved by USAID. However, a Project Implementation Letter (PIL) is still needed between USAID and the Supreme Court. The BAA and SRS for both the central <i>makhzan</i> and the Jalalabad provincial <i>makhzan</i>.</p> <p>During the reporting period the Dispute Resolution Team continued coordination meetings with Nangarhar Appeals Court, Nangarhar Provincial Council and Nangarhar Justice Directorate. As a result of these meetings the</p>	<p>Upon execution of the PIL the project will proceed with the procurement and installation of the IT for DRACS and CDRTS.</p>

	<p>CBDR current and future activities regarding land dispute resolution and development of Rules and Guidelines was explained to them. The official gave very positive feedback and promised to review the guidelines and provide comments and feedback to improve the guidelines. In addition, LARA's sub-grantee TLO invited ARAZI representatives to the CBDR forum which were conducted for development of Rules and Guidelines for CBDR.</p> <p>2 Supreme Court staff members in Balkh province received Basic IT training.</p>	
Private Sector Institutions	7 people from private sector partners such as ALCO, WADAN TLO and commerce & Industries trained in Basic management and Basic IT in Jalalabad and Herat.	
Department of Women's Affairs(DoWA and Ministry of Women's Affairs	Head of Departments of Women's Affairs is member of Women's Land Rights Task Force and Ministry of Women's Affairs will be a source of information on women's Land Rights to promote women's Land rights	Minister of Women's Affairs will be invited at the conference of Women's Land Rights which will be conducted in next quarter

3.0 FINANCIAL

LARA Operations and Finance

The following figures cover the expenditure incurred from April 01 to June 31, 2012; this includes expenditure by the budget line and the original budget of the contract which yet to be amended with new budget cut.

Budget Line Item	Base Period	Apr-12	May-12	Jun-12	Total Quarter 3	Invoiced to Date	% Budget Spent
Salary and Wages	\$ 2,480,907.00	\$ 177,116.40	\$ 187,372.28	\$ 201,984.26	\$ 566,472.94	\$ 2,369,374.01	96%
Fringe	\$ 739,080.00	\$ 28,330.53	\$ 29,151.35	\$ 28,750.54	\$ 86,232.42	\$ 430,967.77	58%
Travel, Transport, Per Diem	\$ 1,135,281.00	\$ 54,372.68	\$ 57,075.83	\$ 53,179.85	\$ 164,628.36	\$ 460,876.49	41%
Equipment and Supplies	\$ 97,415.37	\$ 1,496.67	\$ 7,150.00	\$ 4,912.10	\$ 13,558.77	\$ 469,699.41	482%
Communications	\$ 146,400.00	\$ 12,326.95	\$ 3,915.01	\$ 31,602.56	\$ 47,844.52	\$ 175,984.77	120%
Subcontracts / Consultants	\$ 27,396,385.00	\$ 368,644.01	\$ 496,028.73	\$ 540,559.78	\$ 1,405,232.52	\$ 4,856,102.20	18%
Allowances	\$ 1,642,765.00	\$ 35,911.25	\$ 47,775.50	\$ 39,623.42	\$ 123,310.17	\$ 651,045.07	40%
Direct Facilities Costs	\$ 217,896.00	\$ 2,438.42	\$ 21,782.25	\$ 19,276.69	\$ 43,497.36	\$ 256,180.85	118%
Other Direct Costs	\$ 3,138,943.00	\$ 148,099.77	\$ 209,295.80	\$ 156,537.15	\$ 513,932.72	\$ 2,439,154.38	78%
Security	\$ 3,009,638.59	\$ 73,501.55	\$ -		\$ 73,501.55	\$ 757,723.90	25%
GUCS/PPP's	\$ 8,000,000.00	\$ 7,261.00	\$ -	\$ 39,049.00	\$ 46,310.00	\$ 46,310.00	1%
Indirect Costs	\$ 3,008,149.00	\$ 139,784.75	\$ 155,128.11	\$ 156,167.83	\$ 451,080.69	\$ 1,977,173.22	66%
Adjustment						\$ (19,573.67)	
Total Estimated Cost	\$ 51,012,859.96	\$ 1,049,283.98	\$ 1,214,674.86	\$ 1,271,643.18	\$ 3,535,602.02	\$ 14,871,018.40	29%
Fixed Fee	\$ 3,570,900.00	\$ 73,448.22	\$ 85,025.43	\$ 89,013.54	\$ 247,487.19	\$ 1,042,317.89	29%
Total Est. Cost Plus Fixed Fee	\$ 54,583,759.96	\$ 1,122,732.20	\$ 1,299,700.29	\$ 1,360,656.72	\$ 3,783,089.21	\$ 15,913,336.29	29%

ANNEX A: PERFORMANCE MONITORING AND EVALUATION REPORT

During its first 17 months the LARA project has achieved significant achievements in terms of building the capacity of public institutions, beginning to conduct public consultations nation-wide on the land management law and paving ways for the upgrading and formalization process in Afghanistan. In addition, LARA is managing a sub-grant to raise public awareness about women's land and inheritance rights and managing a second grant to develop dispute resolution guidelines that meet the needs of the people of Jalalabad. The Urban Steering Committee has been established and the 1st formal meeting was organized on May 20th. Preparation for the LML regional consultation workshops in 7 major zones of the country, developing community upgrading plans in consultation with local community and local government, introducing the Open Title software to the GDMA and Jalalabad Municipality and working on establishing an IT system in Arazi were majors during this quarter. It has been revealed through the post training evaluation that LARA provided trainings and their knowledge are mostly used by the trained individuals, which brought noticeable changes into the staff's routine jobs and overall organizational performances.

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
LARA project objective: Improve land tenure security of Afghans by Strengthening and supporting GIROA institutions dealing with land, and create Afghan capacity to successfully design, manage, and implement land reform	1	% of surveyed Afghan community members that report satisfied from land tenure security in targeted communities	56%	5% by 2012 & 15% above baseline by 2013	N/A	N/A	N/A
IR 1. Management of government-owned property improved	1.0.1 – (M) 4.2.3b	Revenues to GIROA from leases of government land [% increased]	4.7 million US\$	10% by 2012 and 15% above baseline by 2013	N/A	N/A	N/A
	1.0.2	# of policy and procedural reforms improving revenue collection capabilities	Poor existing policies and procedure for land revenue	3 by 2012	The project is installing Open Title software in the Municipality ¹	² 1	1

¹ The OpenTitle software has been developed in Pashtu and is being personalized for the local context. All the data collected by UNDP/ASGP and RAMP-UP will be digitized and will populate the OpenTitle database, which will help revenue collection capabilities of the Jalalabad Municipality

² LARA project assisted GDMA developing a letter to all Municipalities, which allow them to collect sanitation taxes from informal settlements as well. This will improve revenue generation for the GoIRA.

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	1.0.3	# of proposed improvements in laws and regulations affecting property rights	The existing property rights related laws, and its procedures have gaps	1 by 2012 and 3 by 2013	LML is under public consultation for improvements ³	N/A	-
Sub-IR 1.1 Institutional Capacity of ARAZI enhanced	1.1.1	Increase in Arazi's land leasing	6000 ha	12,000 ha by 2012 and 18,000 ha by 2013	N/A	N/A	N/A
	1.1.2	IT system established and functioning for better service delivery	Arazi lacks a professional system for land management and monitoring	Achieved by 2012	In progress ⁴	Meetings for the the IT assessment of Arazi were in progress	-
Sub-IR 1.2 Land dispute resolution mechanisms between MAIL and private individuals/busnesse	1.2.1	Case management mechanism for Government/private land dispute resolution developed	Arazi lacks specific procedures for land case management.	Achieved by 2012	In progress ⁵	-	-

³ All necessary technical and support arrangements have been completed for 7 regional consultation workshops, which will start on July 01, 2012

⁴ LARA Project has commenced to conduct the Arazi business area analysis, which will help them designing Arazi's workflow via LRS Enterprise version of the software.

⁵ Case management procedures have been reviewed by the legal team and the assessment report has been officially shared with Arazi for their comments.

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
s augmented	1.2.2	# of training courses provided to Government and private sector on use of land dispute resolution mechanism	0	6 by 2012 & 35 By 2013	N/A	N/A	N/A
	1.2.3	Number of people trained in land dispute resolution skills with USG assistance	0	Zero by Dec 2012 and 1000 by 2013 (700 M & 300 F)	N/A	N/A	N/A
	1.2.4	% of private sector indicating satisfaction with the dispute resolution mechanism	43%	48% by 2012 and 58% by 2013	N/A	N/A	N/A
IR 2.Municipal land management and planning capacity strengthened	2.0.1	% of properties paying Sanitation tax at the municipal level for targeted communities	38%	N/A for 2012 and 12% above baseline for 2013	N/A	N/A	N/A
	2.0.2 – (M) 4.2.3c	Sanitation tax revenues at the municipal level	TBD	N/A for 2012 and TBD for 2013	N/A	N/A	N/A
	2.0.3 (M) 4.2.3d -	Properties registered with municipal registration offices	0	N/A for 2012 and 1800 (M = 1746 F = 54) for 2013	N/A	N/A	N/A

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	2.0.4	Properties digitized with municipal registration office	0	4,000 by 2012 and 10,000 by 2013	In progress ⁶	N/A	In progress
Sub-IR 2.1 Core urban planning and management skills of key municipal property stakeholders strengthened	2.1.1	% of persons trained observed to be using skills gained through training	0	60% by 2011, 70% by 2012 and 80% by 2013	⁷ 100%	71%	100%
	2.1.2	% of knowledge/skills application	0	50% by 2011, 60% by 2012 and 70% by 2013	73% ⁸	57%	73%
	2.1.3	# Persons trained in key technical land management skills	0	125 (100M & 25F) by 2011, 250 (200M	0	2 males	198 M = 191 F = 7

⁶ Digital imagery of all Nahias in the Jalalabad Municipality has been completed and digital map prepared. The imagery gave the LARA project an estimated figure of 16,942 land parcels with defined boundaries. This data together with the Cadastral survey and the existing property files within the Municipality offices will be stored and scanned into the Open Title system software, which will be installed during next quarter.

⁷ Post training evaluation conducted in June/July, 2012 indicates that 100% of the trained individuals are utilizing the training knowledge into their routine jobs. This evaluation was conducted in four (04) provinces of the country. Trained staffs of Arazi, MUDA, Municipalities, AGCHO, MoWA, Courts, ACCI and private sector organizations were interviewed during the evaluation process.

⁸ Post training evaluation conducted in June/July, 2012 indicates that 73% of the training knowledge has been incorporated in the participants' routine jobs.

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
				&50F) by 2012 and 375 (275M & 100F) by 2013			
	2.1.4	# of urban development guidelines approved	0	1 by 2012	0	N/A	0
	2.1.5 – (F) 4.7.4-9	Number of days of USG funded technical assistance on land tenure and property rights issues provided to counterparts or stakeholders	0	364 by 2011, 263 by 2012 and 150 by 2013	370	172	1022
Sub-IR 2.2 Urban formalization and upgrading procedures for informal settlements established and implemented	2.2.1	# of Community Upgrade Development Plans approved.	0	2 by 2012	In progress ⁹	N/A	In progress
	2.2.2	# of informal settlements upgraded	0	N/A for 2012 and 2 by 2013	N/A	N/A	N/A
	2.2.3 – (F) 4.4.8	Number of beneficiaries receiving improved infrastructure services due to USG assistance.	0	1,000 (600M & 400F) by 2012 and 16,000	N/A	N/A	N/A

⁹ Assessment, mobilization, community consultation and plan development for Araban community has been completed 60%

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
				(9,000M & 7,000F) by 2013			
	2.2.4	Urban Steering Committee established and functioning	Urban Steering Committee not existed	Established by 2012	Functional ¹⁰	Established ¹¹	Established and functional
	2.2.5 (F) 4.7.4-5	Number of households who have obtained documented property rights as a result of USG assistance	0	N/A for 2012 and 1,800 (1,746M & 54F) by 2013	N/A	N/A	N/A
Sub-IR 2.3 Private & Public Sector Management of key land management areas enhanced	2.3.1	# of private sector firms and public institutions receiving institutional capacity building training (related to business functions)	0	10 by 2011, 5 by 2012 and 12 by 2013	20 (17 public and 3 private sector)	4	29 (21 government and 8 private sector)
	2.3.2	# of private sector firms/public institutions receiving capacity training in land reform-related programs (technical)	0	4 by 2011, 6 by 2012 and 8 by 2013	0	1	7
	2.3.3 (M) 4.2.3e	Person-days of training for key personnel in digital cartographic tools and mapping	0	120 (90M & 30F) by 2011, 240	0	0	48 (45M & 3F)

¹⁰ On 20th May, MUDA held the 1st meeting of the **Steering Committee**

¹¹ The committee has been established, while no formal meeting has been conducted yet

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
				(160M & 80F) by 2012 and 360 (260M & 100F) by 2013			
	2.3.4	# of private sector firms with Business Plans	0	N/A for 2012 and 2 by 2013	N/A	N/A	N/A
	2.3.5	# of private sector firms bidding on donor-funded requests for application	0	N/A for 2012 and 2 by 2013	N/A	N/A	N/A
	-2.3.6 (M) 4a	Full time equivalent jobs created	0	120 (90M & 30F) by u2011; 129 (110M & 19F) by 2012 and 173 (150M & 23F) by 2013	74 (62M and 12F)	16 (11M and 5F)	276 (229M & 47F)
	2.3.7	# of people trained in organizational development disaggregated by gender	0	59 (49M & 10F) by 2011; 330 (303M & 27F) by 2012 and 350 (300M & 50F) by	345 (318M & 27F)	11 M = 10 F = 1	388 (356M & 32F)

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
				2013			
	2.3.8 (F) 4.7.4-6	Number of land governance actors receiving USG-funded training or upgraded facilities/equipment	0	180 (150M & 30F) by 2011; 400 (300M & 100F) by 2012 and 600 (400M & 200F) by 2013	319 (299M & 20F)	23 (22M & 1F)	570 (538 & 32F)
	2.3.9 (F) 4.7.4-8	Person hours of training completed by government officials, traditional authority or individuals related to land tenure and property rights supported by USG assistance	0	3,000 (2,400M & 600F) by 2011; 86,640 (69,312M & 17,328F) by 2012 and 80,000 (64,000M & 16,000F) by 2013	12,420 (11,448M & 972)	338 (320M & 18F)	18,477 (17,229M & 1248 F)
Sub-IR 2.4 Essential Urban planning	2.4.1	# of proposed amendments to the urban planning legislation drafted	Existing urban	3 by 2012	0 ¹²	N/A	0

¹² A Legal Urban Specialist (STTA) has been recruited and will undertake this activity in August/September

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
legislation and regulations identified, revised and adopted		by MUDA and IDLG	planning and management legislation have gaps				
	2.4.2	Land Management Law improvements agreed and drafted by MAIL	The existing land management laws has multiple gaps identified via BizCLIR	Achieved by 2012	¹³ N/A	N/A	N/A

¹³ All necessary technical and support arrangements have been completed for 7 regional consultation workshops, which will start on July 01, 2012

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
IR 3. Legal and procedural environment for Afghan land issues, especially for women, improved	3.0.1	% increase of surveyed Afghans that report satisfactory land service delivery by the makhzan	60%	N/A for 2012 and 10% above baseline by 2013	N/A	N/A	N/A
	3.0.2	% increase of surveyed Afghans that report satisfactory service delivery by Municipality	16%	N/A for 2012 and 25% above baseline by 2013	N/A	N/A	N/A
	3.0.3	% increase in women's inclusion in new deed registrations and leases/Occupancy Certificates	TBD	2% above baseline by 2012 and 4% above baseline by 2013	N/A	N/A	N/A
Sub-IR 3.1 Land registration and record-keeping systems streamlined	3.1.1	Property records digitized within Court archives (Makhzans)	361,946	N/A for 2012 and 500,000 by 2013	N/A	N/A	N/A
Sub-IR 3.2 Awareness of Afghan property	3.2.1	# of public information campaigns promoting women's rights to land	0	5 by 2012 and 10 by 2013	3 ¹⁴	N/A	3

¹⁴ A package of communication tools including speeches in community mosques, seminars in Kabul and Jalalabad and media exposure via different radio channels

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
rights and formal transactions processes improved	3.2.2	# of public information campaigns targeting Afghan property rights and procedures	0	8 by 2012 and 15 by 2013	¹⁵ 1	N/A	1
	3.2.3	% of public in targeted areas aware of public information messages	30%	10% above baseline by 2012 and 25% above baseline by 2013	N/A ¹⁶	N/A	N/A
Aid Effectiveness Indicators (LARA Operations' assistance)	AE2	# of Afghan Personnel Employed	N/A	45 (35M & 10F) by 2011 and 20 (15M & 5F) by 2012	13 (12M & 1F)	7 (2M & 5F)	69 (56M & 13F)
	AE4	# of American Personnel Employed	N/A	6 (5M & 1F) by 2011	1M	2 Males	19 (13M & 6F)
	AE5	# of Local Firms Under Sub-Contract	N/A	4 by 2011; 15 by 2012 and 25 by 2013	1	2	10
	AE8	# of TCN Personnel Employed	N/A	7 (6M & 1F) by 2011	1M	1 Male	18 (11M & 7F)

¹⁵ The LARA project funded the Jalalabad Municipality Magazine, where 2 pages were specified for the LARA project objectives, its activities and anticipated future results

¹⁶ A perception survey will be conducted towards the end of 2012, which will provide information about this indicator

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	AE9	\$ Value of Local Procurements (sub-contracts, goods, services)	N/A	5,320,000 by 2011; 14,939,407 by 2012 and 11,508,592 by 2013	\$ 1,159,567	\$893,686	\$5,435,747
	AE10	\$ Value of Non Local Procurements (sub-contracts, goods, services)	N/A	1,680,000 by 2011; 4,717,708 by 2012 and 3,634,292 by 2013	\$1,813,747.48	\$1,129,787	\$6,818,162
	AE 11	\$ Value of Procurements (sub-contracts, goods, services)	N/A	7,000,000 by 2011; 19,657,115 by 2012 and 15,142,884 by 2013	\$2,246,871.42	\$2,023,473	\$11,094,342
	AE12	# of Afghan personnel employed providing security functions	N/A	49 (48M & 1F) by 2011	6M ¹⁷	0	55 (54M & 1F)

¹⁷ 6 security guards were hired for the LARA Office in Jalalabad

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	AE13	# of American personnel employed providing security functions	N/A	0	0	0	1 Male
	AE14	# of TCN personnel employed providing security functions	N/A	2 (2M) by 2011	4M	6 Males	12 Males
		\$ Value of All Security Costs	N/A		\$237,172.32	266,232	\$1,091,000 (rounded) ¹⁸
		\$ Value of Local Salaries	N/A		\$443,316.55	395,584	\$1,649,500
		\$ Value of All Afghan Security Staff Salaries	N/A		\$46,512.40	146,923	\$672,000 (rounded) ¹⁹

¹⁸ Includes security and logistics

¹⁹ Included security and logistics

ANNEX B: ACTIVITIES REPORT

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
21	INFORMAL SETTLEMENT & FORMALIZATION COMPONENT. SUPPORT MUDA, AGCHO, IDLG, AND MUNICIPALITIES WITH INFORMAL SETTLEMENTS UPGRADING, FORMALIZATION, MAPPING, AND URBAN LAND USE PLANNING		
2.1.1	Expand Institutional Support for the Coordination and Management of Land Services		
2.1.1.1	Identify institutional stakeholders and implementing agencies in target Municipality	100%	Completed
Sub- activity.1	Conduct preliminary fact-finding missions	100%	Completed
Sub- activity.2	Conduct preliminary assessment in province	100%	Completed
2.1.1.2	Support appropriate coordinating mechanisms amongst institutional stakeholders	On-going	Since the beginning of the LARA project activities, will continue up to the end of the project
Sub- activity.1	Support the revival of the Urban Coordination Working Group chaired by MUDA	6)%	During this last reporting period, MUDA has indeed held the 1 st official Steering Committee Meeting. Results were disappointing, but the team hopes that the TWG will be more output-oriented and pragmatic.
Sub- activity.2	Draft regular reports to MUDA & IDLG	On-going	Regular reporting is conducted on a monthly basis according to the format requested by GDMA. The English reports are being translated for further distribution in Jalalabad.
2.1.1.3	Support Improvements to Selected Technical Offices	15%	No physical refurbishment of counterpart offices has yet taken place, but key SOWs have been drafted and have been submitted for USAID approval.
Sub- activity.1	Identify priority training needs and infrastructural requirements	90%	
Sub- activity.2	Recommend improvements	90%	
Sub-activity.3	Verify availability of working space for team	100%	Completed
Sub-activity.4	Negotiate limited working space	100%	Completed

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.1.2	Provide Urban Planning Technical Assistance in Areas such as Urban Policy Recommendations, Plan Development and Improvements to Planning Processes, Informal Settlements Upgrading, Urban Information Systems, Review and Recommend Improvements to Land Use Regulations and the Legal Urban Planning Framework	On-going	This activity will be undertaken throughout the project.
2.1.2.1	Assess Urban Planning Issues	90%	On-going
Sub- activity.1	Preliminary Meetings at central and provincial level	100%	Completed
Sub- activity.2	Conduct Socio-Economic & Housing Baseline Survey in informal settlements	100%	Completed. Final Socio-Economic Report submitted to USAID.
Sub-activity.3	Collate information from other agencies	On-going	In constant update
Sub-activiy.4	Conduct community mobilization activities	On-going	The team has revived the CDCs in Araban and is working through them.
2.1.2.2	Improve GIROA and Stakeholder Coordination	On-going	The LARA project team is taking part and supporting any coordination event that counterparts and other stakeholders are organizing.
Sub- activity.1	Take part and contribute to Urban Coordination Meetings	On-going	On a monthly basis both in Jalalabad and Kabul.
Sub- activity.2	Develop communication strategy	0%	Activity to begin next quarter.
Sub-activity.3	Support coordination and MUDA communication and outreach	0%	Activity to begin next quarter.
2.1.2.3	Draft Joint Urban Planning Procedures	0%	SOWs for interns that will undertake this activity have been finalized.
Sub- activity.1	Review available procedures	25%	Procedures for urban planning have already been developed by USAID/ICMA; these have been extensively used as training material in 2009. Counterparts have expressed interest in receiving further technical assistance in this field.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.2	Develop draft Urban Planning Procedures	5%	Extensive material has been collated for this task.
2.1.2.4	Organize Legal Clinics aimed at reviewing land-related and urban planning legislation	0%	A Legal Urban Specialist (STTA) has been recruited and will undertake this activity in August/September.
Sub- activity.1	Review of relevant urban laws & regulations	0%	This will be part of the SOW of a legal urban specialist that is due to join the team in 2012.
Sub- activity.2	Support legal roundtables	0%	Discussions have held with the Legal Department in MUDA who recognizes that its work until now has mostly focused on internal legal issues and contractual aspects rather than the urban legal framework.
Sub-activity.3	Organization of Legal Clinics	0%	Will be conducted in close coordination with the Legal Department as well as the Norms & Standards Department.
Sub-activity.4	Suggest amendments to the official legislation	0%	None yet, but the institutional assessment and BizClir reports have already highlighted spaces for improvements.
2.1.2.5	Draft Urban Development Guidelines	0%	This will be started by the Urban Planning Specialist (STTA) at the end of July.
Sub- activity.1	Review available templates	0%	Extensive material has been collated both from Afghanistan and from other comparable contexts.
Sub- activity.2	Conduct consultations	0%	
Sub-activity.3	Draft urban development guideline	0%	
2.1.2.6	Organize Urban Planning Clinics to improve land use planning processes and outputs	On-going	The team has adopted this approach for all its mapping and planning work
Sub- activity.1	Review current planning processes	On-going	

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.2	Conduct on-the-job training	On-going	The LARA project privileges on-the-job training. All the Planning Clinics and assessments have been conducted using well-experimented participatory methods. The team has involved a wide range of technical staff from MUDA and Jalalabad Municipality.
Sub-activity.3	Assist to develop Map of Existing Land Use	85%	A map of existing land use has been developed in 2011; information is being constantly updated as the team gathers more information. RAMP-UP's and UNDP's property surveys will provide additional information on commerce and public facilities.
Sub-activity.4	Identify key steps in city planning	30%	On-going
Sub-activity.5	Assist to develop Land Use Plan	0%	The team has developed the above-mentioned Land Use Map but feels it is far too early to get involved in Land Use Planning that could improve the Reviewed Jalalabad Master Plan that MUDA has submitted for formal endorsement in early summer.
2.1.2.7	Incorporate Informal Settlements into GIS-Based City Maps and Plans	65%	All plots within official city boundaries have been digitized. The team is slowly digitizing parcels in informal settlements outside the city.
Sub- activity.1	Develop and configure AICRS	70%	To date, LARA project's GIS specialist has digitized all parcels in the municipality.
Sub- activity.2	Conduct training of municipal staff	0%	After a two month delay in obtain required approvals for the selected contract, GIS training courses will be finally delivered in July and August 2012.
Sub-activity.3	Integrate data into AICRS	0%	
2.1.2.8	Assist Municipalities with Property-Based Revenue Collection	20%	On-going

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.1	Assess current procedures and baseline	100%	Completed
Sub- activity.2	Develop communication strategy	0%	To be started in summer 2012
Sub-activity.3	Launch and conduct awareness campaigns	0%	To be started in summer 2012
Sub-activiy.4	Help to improve recording systems	20%	The OpenTitle software has been developed in Pashtu and is being personalized for the local context. All the data collected by UNDP/ASGP and RAMP-UP will be digitized and will populate the OpenTitle database.
2.1.3	Conduct Upgrading and Formalization Activities in Informal Settlements including Defining Criteria for Selecting Informal Settlements for Upgrading, Upgrading Strategies and Plans, and Recording Properties in Informal Settlements	30%	This activity is on-going. Upgrading will start after the Topographical Survey.
2.1.3.1	Assist MUDA to Develop Criteria for Informal Settlements Upgrading	100%	Completed in the last Quarter.
Sub- activity.1	Analyze previous examples of criteria	100%	Completed
Sub- activity.2	Discuss criteria with counterparts	100%	Completed
Sub-activity.3	Finalize draft criteria	100%	The Urban Governance Specialist will expand the present document to draft report that can be shared with counterparts.
2.1.3.2	Conduct Upgrading & Formalization Workshop	100%	Completed
Sub- activity.1	Discuss content & logistics with KURP	100%	Completed
Sub- activity.2	Prepare agenda and list of invitees	100%	Completed
Sub-activity.3	Extend invitations in Kabul and provinces	100%	Completed
Sub-activity.4	Hold Workshop		A Workshop Completion Report has been submitted to USAID
2.1.3.3	Develop Handbook to Guide Upgrading Work	0%	A SOW for this activity has been developed but not submitted to USAID for approval.
Sub- activity.1	Collate existing handbooks	50%	Material for this task has been collated while writing the SOW for this task
Sub- activity.2	Review with counterparts and other agencies	0%	

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub-activity.3	Draft revised handbook	0%	
Sub-activity.4	Submit draft to MUDA for endorsement	0%	
Sub-activity.5	Review during implementation works	0%	
2.1.3.4	Select Informal Settlements	100%	Completed
Sub- activity.1	Collate information on Informal settlements	100%	Completed
Sub- activity.2	Consult counterparts at local and central level	100%	Completed
Sub-activity.3	Select two or more informal sites	100%	Completed
Sub-activity.4	Draft and sign MoU with counterparts	100%	Completed
2.1.3.5	Conduct Legal and Procedural Training	0%	Next Quarter
Sub- activity.1	Review legal framework	0%	Next Quarter
Sub- activity.2	Draft recommendations for improvements	0%	Next Quarter
Sub-activity.3	Develop training format	0%	Next Quarter
Sub-activity.4	Hold training in for MUDA, Municipality etc	0%	Next Quarter
Sub-activity.5	Draft final procedural recommendations	0%	Next Quarter
2.1.3.6	Develop Communication and Community Outreach Strategy	10%	
Sub- activity.1	Undertake community consultations	10%	These have been undertaken as part of the team's urban planning activities
Sub- activity.2	Prepare strategy for community mobilization	0%	
Sub-activity.3	Information campaign & reporting	0%	
2.1.3.7	Develop Community Upgrading Plans	60%	On-going (for 1 settlement)
Sub- activity.1	Conduct survey assessments	75% (Araban)	An Urban Assessment of Araban has been completed and shared with counterparts and USAID.
Sub- activity.2	Conduct community mobilization activities	50% (Araban)	The team has closely involved the wakils and CDCs in the needs assessment process and planning for improvements.
Sub-activity.3	Conduct planning workshops with local authorities	75%	On-going.
Sub-activity.4	Hold participatory meetings to assess needs and prioritize upgrading projects	75%	Intense consultations have been undertaken in May/June 2012 with wakils and CDCs.
Sub-activity.5	Develop upgrading plans	25%	On-going.
Sub-activity.6	Submit plans for approval	0%	Next Quarter

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.1.3.8	Issue Competitive Tenders for Upgrading Projects	0%	Next Quarter
Sub- activity.1	Draft Scopes of Work for upgrading projects	0%	Will be drafted after topographical survey
Sub- activity.2	Submit to Municipality SoWs for approval	0%	Next Quarter
Sub-activity.3	Conduct procurement training	0%	Next Quarter
Sub-activity.4	Develop procurement tenders	0%	Next Quarter
Sub-activity.5	Announce tenders	0%	Next Quarter
Sub-activity.6	Advertise and secure contracts	0%	Next Quarter
Sub-activity.7	Establish inspection procedures for supervision of works	0%	Next Quarter
2.1.3.9	Implement Formalization and Upgrading Work	0%	Next Quarter
Sub- activity.1	Record properties	0%	Next Quarter
Sub- activity.2	Start and conduct upgrading works	0%	Next Quarter
Sub-activity.3	Supervise works	0%	Next Quarter
2.1.4	Evaluate Land Registration System, Design Improvements, Build Capacity, and Speed Automation of Land Records		
2.1.4.1	Assess Supreme Courts Land Registration System		
Sub- activity.1	Recruit subcontractor	30%	Limited bid for subcontractor in Quarter 3
Sub- activity.2	Develop diagnostic methodology	100%	
Sub-activity.3	Undertake diagnostic	0%	Delayed; need signed PIL
Sub-activity.4	Analyze and prepare report	0%	
2.1.4.2	Support Legal Recognition of Customary Deeds		
Sub- activity.1	Conduct legal review	70%	
Sub- activity.2	Support legal roundtables	0%	
Sub-activity.3	Provide legal drafting assistance	0%	
2.1.4.3	Support Digitization of Customary Deeds		
Sub- activity.1	Prepare SOW (Harakat)	100%	

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.2	Conduct tendering process for contracts		
Sub-activity.3	Work on digitalization	0%	
2.1.4.4	Streamline and Automate Land Records		
Sub- activity.1	Conduct system analysis and develop specifications	90%	Need signed PIL and agree with Supreme Court
Sub- activity.2	Prepare strategy	90%	Need signed PIL and agree with Supreme Court
2.1.4.5	Develop SOPs and Service Delivery Standards		
Sub- activity.1	Develop performance standards	0	
Sub- activity.2	Prepare SOP manual	0	
2.1.4.6	Conduct Training Programs		
Sub- activity.1	Prepare training materials	0	
Sub- activity.2	Conduct <i>makhzan</i> customer needs assessment and assess priorities	25%	
2.1.4.7	Expand Procedural & Standards Delivery Awareness		
Sub- activity.1	Prepare communications plan	5%	
Sub- activity.2	Tender services	0%	
Sub-activity.3	Prepare media materials	0%	
Sub-activity.4	Conduct communication campaigns	0%	
2.1.5	Evaluate and Reform Inheritance Laws to Support Women's Access to Land		
2.1.5.1	Undertake Gender Assessment	100%	Gender & Dispute Resolution Assessment completed in February 2011
Sub- activity.1	Undertake gender assessment	100%	Same as above
Sub- activity.2	Prepare work plan and SOW	100%	Action Plan and Program Description completed
Sub-activity.3	Prepare partner subcontracts	100%	Completed this quarter February
2.1.5.2	Form Women's Land Rights Task Force & Advocacy Coalition		Inaugural session of WLRTF conducted in December, 2011.
Sub- activity.1	Mobilize women leaders/groups	100%	Completed last quarter 2011
Sub- activity.2	Hold strategy workshop	100%	Deleted from activities in revised work plan.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub-activity.3	Form task force	100%	Inaugural meeting of Task Force took place December 15, 2011
Sub-activity.4	Support task force operations	On going	On-going every month
2.1.5.3	Evaluate Legislation and Assist With Legal Reforms		Legislation evaluated and reforms Dari draft was completed January 2011
Sub- activity.1	Conduct legal review/assessment	90%	Legal review was completed by December 2011 as part of Gender assessment.
Sub- activity.2	Support legal advocacy through Advocacy Coalition	0%	Scheduled for option period
Sub-activity.3	Provide legal drafting assistance	90%	The Draft of the report is ready , and will be shared with USAID
Sub- activity.4	Hold roundtables / community conversations on lessons learned	40%	Scheduled for July 2012(all planning s done during this quarter, printed material designed
2.1.5.4	Raise Women's Inheritance and Land Rights Awareness	100%	Grantee is selected started their activities 11 March 2012
Sub- activity.1	Prepare communications plan	100%	Completed fourth quarter of 2011
Sub- activity.2	Tender services	100%	RFA finalized and posted in December 2011
Sub-activity.3	Prepare media materials	10%	Billboards are designed , radio messages are developed for upcoming campaign
Sub- activity.4	Conduct communication & advocacy campaigns	40%	The campaign has started which includes awareness raising, conference, flyer and the printing bill board will start during the next quarter.
2.1.6	Provide Support for Land Dispute Resolution Focusing on Community and Customary Dispute Resolution Processes and Institutions	60%	During the reporting period TLO LARA's sub-grantee conducted three forums in Jalalabad City for development of Rules and Guidelines of CBDR. In addition, the CBDR team coordinated development of the Rules and Guidelines with the Nangarhar Appeal Court, Nangarhar Provincial Council and Justice Directorate. The said entities liked the idea of developing rules and guidelines for CBDR and promised to re

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.1.6.1	Develop Rules and Guidelines for Implementing the Law on <i>Shuras</i> and <i>Jirgas</i>	90%	The Liaison Office (TLO) was awarded a grant for developing of CBDR Rules and Guidelines. 90% of the work was done during the reporting period and the guideline is in its final stages.
Sub- activity.1	Assemble evidentiary rules	0%	Deleted from project and RFA
Sub- activity.2	Develop CBDR guidelines	90%	The Liaison Office (TLO) was awarded a grant for developing of CBDR Rules and Guidelines. 90% of the work was done during the reporting period and the guideline is in its final stages.
2.1.6.2	Conduct CBDR Trainings and Conflict Resolution	35%	Due to some delays in awarding of a grant for this purpose during the reporting period, this activity is postponed for the option period. However, the CBDR consultant introduced some alternative dispute resolution mechanisms used in other regions in the third CBDR forum in Jalalabad. These alternative mechanisms will be discussed more with the CBDR practitioners during the option period and if applicable will be integrated in Jalalabad and greater Nangarhar areas CBDR mechanisms.
Sub- activity.1	Identify venue to share knowledge and capture best practice	0%	Due to some delays in awarding of a grant for this purpose during the reporting period, this activity is postponed for the option period.
Sub- activity.2	Develop training materials	0%	Due to some delays in awarding of a grant for this purpose during the reporting period, this activity is postponed for the option period
Sub-activity.3	Develop and issue sub-contract for local organizations to train leaders	25%	This was part of the RFA for CBDR activities, however, due to delays in awarding of the grant and short time left in the base period, the activities for the training is planned for the option period.
Sub- activity.4	Train <i>shura/jirga</i> leaders		Scheduled for the option period

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.1.6.3	Expand Awareness of CBDR	20%	The Draft Communication Strategy has been completed and contains this activity. After finalized, it will be implemented.
Sub- activity.1	Develop communication strategy	100%	Completed fourth quarter of 2011.
Sub- activity.2	Develop messages and content	0%	Scheduled for the option period.
Sub-activity.3	Establish contracts with media providers	0%	Scheduled for the option period.
Sub- activity.4	Disseminate materials	0%	Scheduled for the option period.
Sub- activity.5	Support media campaigns	0%	Scheduled for the option period.
2.1.6.4	Monitor CBDR practices for lessons learned, best practices and potential replication	0%	Scheduled for the option period.
Sub- activity.1	Conduct Lessons Learned Workshops	0%	Scheduled for the option period.
Sub- activity.2	Revise <i>CBDR Rules and Guidelines Handbook</i>	0%	Scheduled for the option period.
Sub-activity.3	Replicate process	0%	Scheduled for the option period.
2.1.6.5	Strengthen Procedural Rules on CBDR	0%	Not to be activated. Procedural rules never developed.
Sub- activity.1	Conduct forums to build consensus	0%	Please see above
Sub- activity.2	Hold legal workshops to develop procedural rules	0%	Please see above
Sub-activity.3	Conduct legal drafting	0%	Please see above
2.2	2.2 LEGAL FRAMEWORK COMPONENT: PROVIDE TAILORED ASSISTANCE TO ARAZI TO IDENTIFY, MANAGE, LEASE, AND OBTAIN REVENUE FROM AFGHAN GOVERNMENT LANDS AND PROVIDE TECHNICAL ASSISTANCE		
2.2.1	Provide Tailored Technical Assistance to ARAZI on Its Operations		
2.2.1.1	Develop Consensus on Project Activities through Strategic High-Level Meetings		
Sub- activity.1	Undertake high-level meetings	95%	On-going
Sub- activity.2	Negotiate terms of MOU	50%	The PIL needs to be signed
2.2.1.2	Develop Information Technology Plan (ITP)	100%	
Sub- activity.1	Conduct ARAZI business area analysis	90%	
Sub- activity.2	Develop and approve SITP	70%	

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.2.1.3	Configure ALRMIS	0%	
Sub- activity.1	Develop system requirements	75%	All meetings have taken place and drafts of the BAA and SRS have been completed, but are under review by technical staff for GRM Registry
Sub- activity.2	Develop prototype and conduct on-the-job training	0%	ADS is under review by USAID Washington
Sub- activity.3	Deploy system to regions	0%	This will follow central deployment and testing
Sub- activity.4	Conduct ALRMIS training	0%	This will follow deployment
2.2.1.4	Strengthen ARAZI's Institutional Structure and Operational Efficiency	85%	An Institutional Assessment of Arazi has been completed. Discussion with Arazi will be on-going during the project
Sub- activity.1	Undertake needs assessment	75%	This must be considered in light of the institutional assessment and deployment of systems to support land administration. The IT has not yet been deployed, but will be upon approval of the ALRMIS ADS.
Sub- activity.2	Assess human resources needs and develop job descriptions	50%	The Institutional Assessment has identified deficiencies in the human resources, but a discussion of support in this field has not been discussed.
Sub- activity.3	Prepare training plan	100%	
Sub- activity.4	Conduct necessary management training	20%	The foundation of this activity has been initiated and the training has started for the Kabul region as per the agreed plan.
2.2.1.5	Improve Methodologies to Inventory and Classify State-Owned Land	0%	
Sub- activity.1	Develop and test methodology	0%	
Sub- activity.2	Automate routines	0%	
Sub- activity.3	Conduct training in use and application	0%	
Sub- activity.4	Finalize ALRMIS configuration	0%	

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.2.1.6	Develop Land Valuation Models for Leasing Fee Calculations	40%	Further consultancies are needed to gather the types of information that were called for in the STTA report and develop strategies and methodologies with Arazi
Sub- activity.1	Develop model(s)	0%	
Sub- activity.2	Perform pilot testing and refinement	0%	
Sub- activity.3	Incorporate into ALRMIS	0%	
2.2.1.7	Conceptualize of Afghan Land Information System (AfLIS)	90%	
Sub- activity.1	Conceptual planning for AfLIS (standards, data)	90%	The conceptual plans are reflected in the ADS documents for ALRMIS, DRACS, CDRTS, and CDMS.
2.2.2	Conduct BizCLIR/CLIR Real Estate Registration and Real Property Legal Framework Diagnostics to Evaluate Existing and Proposed Legal Framework for Real Estate and Draft Changes to Real Estate Legislation as Needed		
2.2.2.1	Conduct BizCLIR Assessment	100%	
Sub- activity.1	Find out about other projects	100%	This remains and on-going activity
Sub- activity.2	Conduct assessment	100%	
Sub- activity.3	Analyze and prepare report	100%	
Sub-activity.4	Develop roadmap of legal reforms and priorities	100%	
2.2.2.2	Commission Policy Reviews and Field Investigations	0%	These activities will occur concurrently with the deployment of land management systems.
Sub- activity.1	Prepare periodic SOWs	0%	
Sub- activity.2	Perform ongoing investigations	0%	
Sub- activity.3	Conduct policy workshops	0%	
2.2.2.3	Support Legislative and Regulatory Reforms	90%	

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.1	Facilitate public hearings/roundtables	75%	These workshops will commence in the next quarter, but the logistics, materials and agendas have been completed.
Sub- activity.2	Conduct legal/policy training	0%	This will occur concurrently with deployment of land management systems.
Sub- activity.3	Draft legislation/regulations	60%	Draft amendments for the LML have been completed and the LARA legal framework team is working with the AGCHO joint committee.
2.2.2.4	Conduct Communications Campaign to Inform Citizens of Legal and Policy Change	0%	
Sub- activity.1	Prepare media materials	0%	
Sub- activity.2	Conduct PIA training	0%	
Sub- activity.3	Issue subcontracts to NGOs and media providers	0%	
Sub- activity.4	Conduct communication campaigns	0%	
2.2.2.5	Establish Baselines and Conduct Knowledge, Attitudes, and Practices (KAP) Surveys		
Sub- activity.1	Baseline established: CLIR/BizCLIR assessment	100%	
Sub- activity.2	KAP survey	0%	
2.2.3	Assist ARAZI to Develop Models for Resolving Land Disputes between MAIL and Private Individuals/Businesses; Further Support Implementation of Decree 638 on the Independent Board for the Restitution of Illegally Occupied Properties	60%	
2.2.3.1	Assist with Design of Land Dispute Resolution Procedures	40%	
Sub- activity.1	Undertake comparative analysis	100%	
Sub- activity.2	Develop case management features	0%	
Sub- activity.3	Prepare report	100%	

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.2.3.2	Evaluate AMLAK Dispute Case Management Systems and Assist With New Procedures		
Sub- activity.1	Evaluate case management	100%	
Sub- activity.2	Prepare assessment report	100%	
Sub- activity.3	Amend systems and procedures	20%	
2.2.3.3	Support Integration of AMLAK Data and Case Management		
Sub- activity.1	Undertake inventory of land disputes handled by ARAZI	0	
Sub- activity.2	Assemble and consolidate data	0	
Sub- activity.3	Integrate with ALRMIS	0	
2.2.3.4	Support Design of Land Dispute Management System		
Sub- activity.1	Design case management system	0	
Sub- activity.2	Integrate data into ALRMIS	0	
2.2.3.5	Support Transparency and Public Information and Awareness		
Sub- activity.1	Develop communications plan	0	
Sub- activity.2	Communications roll-out	0	
Sub- activity.3	Conduct land resolution training courses	0	
2.3	2.3. CAPACITY BUILDING COMPONENT.BUILD CAPACITY OF PRIVATE SECTOR SERVICE PROVIDERS AND PUBLIC INSTITUTIONS TO PROVIDE LAND-RELATED SERVICES TO AFGHAN PRIVATE AND PUBLIC SECTORS		
2.3.1	Provide Institutional Support and Strengthen Capacity of Land Service Providers in Areas of Organization, Financial Management, Procurement, Contracting, and Reporting	100%	To date all of the LARA project's private sector partners have been received training through USAID's LARA in Financing, Budgeting, Procurement and Inventory issues. While the public sector partners training in management contracting, Organization Development and Report Writing has been planned and will implemented during the 3 rd quarter 2012.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.3.1.1	Undertake Institutional Diagnostic of Service Providers	100%	Institutional Diagnostic of Service Providers has already done
Sub- activity.1	Develop diagnostic methodology	100%	Diagnostic methodology are developed and applied in early June 2011.
Sub- activity.2	Undertake diagnostic	100%	Diagnostic methodology of private sector service providers has already been taken placed in June 2011.
Sub- activity.3	Analyze and prepare report	100%	The report is completed and sent out to the management and through management to USAID.
2.3.1.2	Prepare Training Strategy	100%	Training Strategy has already been developed

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.1	Design training strategy	70 %	<p>In the 2nd quarter the training strategy has been developed that indicated how the Basic IT and Basic Management Skills trainings would be implemented to the Arazi staff in Kabul, Jalalabad, Kunduz, Balk, Herat and Kandahar provinces . Thus, based on the mentioned training strategy it was decided to implement the training courses in the center of the six regions according to the following breakdown:</p> <ol style="list-style-type: none"> 1) Herat (drawing staff from the western regions) 2) Mazar-e-Sharif (drawing staff from six northern provinces) and northeastern regions) 3) Jalalabad (covering the eastern region) 4) Kabul (covering the central and southeastern regions). 5) Kandahar (covering the southeastern East regions) 6) Kunduz (covering the northeastern four provinces) <p>Therefore, in the 3rd quarter the training strategy has been implemented in the six above mentioned provinces successfully and 230 Arazi staff trained in Basic IT and Basic Management skills trainings. In addition, based on USAID request the same trainings conducted to other counterparts in Balkh and Herat. In total; 70 non-Arazi people trained in Basic IT and Basic Management Skill trainings in the mentioned provinces.</p>

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.2	Prepare training materials	100 %	USAID's LARA project provided assistance to Arazi in development of a technical manual of training to train the Arazi professional staff through the mentioned developed manual in Land Management Laws in the area of land clearance, land transfer, land lease, land grabbing and land dispute resolution
Sub- activity.3	Review by service providers	50 %	The Technical Training Manual in Land Management Law had been developed by LARA team and sent out to Arazi for review and comment. The Arazi team reviewed the training manual (first draft) and put their comments and feedback on it. As soon as the comments inserted in the manual, then the second draft also will be shared with Arazi team for further comments.
Sub- activity.4	Prepare strategy	100%	Training strategy has already been developed
2.3.1.3	Support Institutional Capacity Building of Land Service Providers in the Public and Private Sectors		
Sub- activity.1	Prepare venues	50%	As most of the trainings had been subcontracted for private sector partners, therefore the venue of the trainings provided by the training providers in the previous quarters.
Sub- activity.2	Establish grants for training providers	0	
Sub- activity.3	Perform communication and outreach activities	0	

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.4	Conduct training courses	80 %	During the 3 rd quarter 16 trainings in Basic IT and Basic management have been conducted to the LARA's counterparts such as : MUDA, AGCHO, Arazi, Municipality of Jalalabad in different regions and sum 350 people from the mentioned entities trained in Basic IT and Basic Management skills for the purpose to perform their current job functions as well as their increased responsibilities in regard to the new land management system being proposed
2.3.2	Provide Technical Support and Capacity Building in Technical Services		
2.3.2.1	Conduct Needs Assessment for Technical Capacity (Private Sector Partners)	100%	Has already done in the previous quarters
Sub- activity.1	Recruit subcontractor	70%	A number of the subcontractors for public sector partners have been recruited such as Inteqal LLC for conducting Basic Management Training to Arazi staff over the country. In addition, for developing Basic IT Training course the Higher Education Institute of Karwan (HEIK) hired to conduct the Basic IT Training courses to Municipality of Jalalabad, GDMA, Arazi and MUDA. Also, the new hired subcontractor AIMS has been selected as a new subcontractor to conduct and facilitate the GIS training to LARA counterparts in the third quarter.
Sub- activity.2	Develop diagnostic methodology	100%	Diagnostic methodology are developed and applied in early June 2011.
Sub- activity.3	Undertake diagnostic	100%	Diagnostic methodology of private sector service providers has already been taken placed in June 2011.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.4	Analyze and prepare report	100%	The report is completed and sent out to the management and through management to USAID.
2.3.2.2	Conduct Inventory of Existing Training Programs and Materials	100%	Done
Sub- activity.1	Conduct inventory	100%	The inventory of the training outlines and materials of training providers such as Inteqal, AIMS, HEIK, Core Skills, Liwal and other providers has been reviewed
Sub- activity.2	Design training strategy	100%	A proper strategy of the training for public service providers such as Arazi, Municipality –Jalalabad and AGCHO has been developed and shared with Arazi senior management as well as AGCHO director.
Sub- activity.3	Prepare short courses and training materials	100 %	Training materials for Basic IT Skills and Basic Management Skill training courses have been developed by Inteqal LLC and HEIK and shared with Arazi. Arazi ,
Sub- activity.4	Review by service providers	100%	After reviewing the materials by senior management of Arazi , the materials were approved by both LARA and ARAZI
2.3.2.3	3. Conduct Technical Short Courses		
Sub- activity.1	Establish grants to training providers	0	
Sub- activity.2	Perform communications and outreach	0	
Sub- activity.3	Conduct trainings in Kabul	0	
Sub- activity.4	Conduct trainings in Municipality	100%	Open Title Software training has been conducted to 16 staff of Municipality – Jalalabad in 2 nd quarter

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.3.2.4	Provide Training in Land Dispute Resolution and Facilitation Techniques		
Sub- activity.1	Conduct inventory	0	
Sub- activity.2	Establish joint training methodology	0	
Sub- activity.3	Conduct communication and community mobilization activities	0	
Sub- activity.4	Conduct trainings	0	
2.3.2.5	Support Survey and Mapping, Cadastral Systems, and GIS Instruction at Kabul Educational Institutions		
Sub- activity.1	Conduct curriculum review	100%	Was done in the 2 nd quarter of 2011
Sub- activity.2	Set courses/prepare materials	100%	A course has been designed and is ready for delivery; delivery will be made once GIS labs and equipment are upgraded
Sub- activity.3	Refurbish facilities	15%	Just in the planning process so far.
Sub- activity.4	Conduct training	0	
2.3.3	Capacity Building and Training in MUDA, IDLG, AGCHO, and the Selected Municipality for Urban Planning (including Informal Settlement Upgrading), Plan Implementation, Development Control (Enforcement) and Monitoring		
2.3.3.1	Institutional and Technical Assistance to AGCHO	0	
Sub- activity.1	Establish technical policies and procedures as required by AGCHO	0	

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.2	Develop, configure and operationalize digital cadastral data management system	0	
Sub- activity.3	Conduct on-the-job training	0	
2.3.3.2	Assess Skill Needs and Train Municipal and MUDA Officials		
Sub- activity.1	Conduct skills needs assessment	100%	A comprehensive needs assessment of MUDA staff has been conducted in 1 st quarter
Sub- activity.2	Develop training strategy	80%	Based on the assessment, a first draft of the training strategy for MUDA is completed and will be shared with MUDA in Kabul and DUDA in Jalalabad.
Sub- activity.3	Hold training courses	20%	Mapping and Land Use Planning training to MUDA and Open title soft Ware training to municipality of Jalalabad delivered.
Sub- activity.4	Offer online training	50%	So far, 4 MUDA staff received training in Sustainable Land Use Planning and Street & City Management through Online training course held through World Bank and sponsored by LARA,
Sub- activity.5	Conduct on-the-job training	0%	Not yet
2.3.3.3	Expand Supply of Planners and Increase Market Flexibility	0%	An important contribution to this task will be constituted by the recruitment of Interns
Sub- activity.1	Evaluate the Faculty of Engineering's urban planning curricula at Kabul University and its Strategic Plan	0%	No yet undertaken.
Sub- activity.2	Conduct training	0%	No extra-curricular training has been designed yet.
Sub- activity.3	Offer internships	10%	SOWs have been developed for Interns that will be tasked to 1) Help develop an Urban Planning Manual, and 2) Assist the work of the Urban Planning Group established with MUDA.
2.4	CROSS-CUTTING COMPONENTS: GENDER AND COMMUNICATIONS		

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.4.1	Ensure Gender Equity Issues are applied across all Components	30%	Dispute resolution guide and Land management Law were reviewed and comments were provided to both team to ensure gender equity is applied in both documents
2.4.2	Coordinate Communications and PIA Strategies across All Components		
2.4.2.1	Develop Communications Strategic Plan for Project Activities	25%	Plans have been developed on how to coordinate communications activities to support other components of the project, and sufficient support have been provided to the components as and when required.
Sub- activity.1	Undertake consultations w/project partners, GIRoA, and component managers	30%	Support to the Arazi (Land Authority of Afghanistan) has been provided by the communications team.
Sub- activity.2	Prepare over-arching communications strategy	20%	Some activities have been drafted, designed, the scope of work were written and need to be implemented. On activity that was the Women's Inheritance and Land Rights Conference was managed and conducted in Kabul, in May 2012.
Sub- activity.3	Implement Communications Strategic Plan	10%	Activities are being coordinated and discussed with the relevant components.

ANNEX C: NEXT QUARTER'S EVENTS PLANNER

USAID Land Reform in Afghanistan (LARA Project) Summary Events Plan July- Sep 2012

	Week 1	Week 2	Week 3	Week 4
July	- Regional Consultation Workshop on the revision of the land management law in Herat.	Regional Consultation Workshop on the revision of the land management law in Kandahar.	- Regional Consultation Workshop on the revision of the land management law in Kandahar.	

USAID Land Reform in Afghanistan (LARA Project)
Summary Events Plan July- Sep 2012

	Week 1	Week 2	Week 3	Week 4
August	<ul style="list-style-type: none"> - Coordination Meeting with Nangarhar Provincial Council. This meeting is planned to coordinate the development of the CBDR guidelines with members of the Nangarhar Provincial Council. The members will provide feedback on the guidelines. 	<ul style="list-style-type: none"> - Three days site visit by Jalalabad community representative, municipal authority and DUDA upgrading department to KURP Project areas in Kabul (Tentative mid-August – September) - Three legal training sessions to be held in MUDA and GDMA in Kabul (Tentative mid-August) 	<ul style="list-style-type: none"> - Women land and property rights advocacy meeting to discuss women's land and property rights with the provincial council. 	

USAID Land Reform in Afghanistan (LARA Project)
Summary Events Plan July- Sep 2012

	Week 1	Week 2	Week 3	Week 4
Sept	<ul style="list-style-type: none"> - Workshop for feedback on CBDR guideline - Regional Consultation Workshop on the revision of the land management law in Kunduz and Mazar. - The LARA Project's GIS training course in Kabul 	<ul style="list-style-type: none"> - Launch of student club to provide awareness on women's land and inheritance rights. This will take place in Kabul University and schools in Kabul - Three planning clinics in MUDA and GDMA in Kabul (Tentative September) 	<ul style="list-style-type: none"> - Launch of national awareness campaign on women' land and inheritance rights. Information will be disseminated through various media means to raise awareness. - Regional Consultation Workshop on the revision of the land management law in Kabul. 	<ul style="list-style-type: none"> - The LARA Project's GIS training course in Jalalabad. - Land management technical course for Arazi staff. The technical courses will include LML in general; Land lease; Land clearance; Land transfer; Land grabbing and; Land Dispute resolution.

U.S. Agency for International Development

1300 Pennsylvania Avenue, NW

Washington, DC 20523

Tel: (202) 712-0000

Fax: (202) 216-3524

www.usaid.gov